



Office Suite

22 Free Street

22 Free Street - Portland, Maine

Office Suite

Downtown
OFFICE SUITE
FOR LEASE

DOWNTOWN
PORTLAND

Close to the Old Port,
downtown, waterfront,
hotels and parking.

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22 FREE STREET

Office Suite

OFFICE for LEASE



22 Free Street offers a desirable 3rd floor office suite with two private offices and partial water views in an extremely convenient location.

The offices have generous ceiling heights, exposed brick and an abundance of natural light and enjoy excellent access to downtown, central businesses and the Old Port area.



DESCRIPTION OF PORTLAND

Portland is Maine's business, financial and retail capital and it's largest city, boasting a metro population of 230,000—a quarter of Maine's residents. Just 1.5 hours from Boston, Portland is a thriving business hub, has New England's largest tonnage seaport, second largest fishing port and second largest oil port on the East Coast. Downtown Portland offers all the amenities of a big city, including nationally recognized arts, retail and restaurant offerings and the world class Portland Museum of Art. Over 3.6 million tourists visit Maine every year, and many are drawn to the chic shopping, dining and entertainment found in Portland's charming historic Old Port.

PROPERTY OVERVIEW

ADDRESS: 22 Free Street
Portland, Maine

LANDLORD: Free Street Associates

TOTAL BUILDING SF: 35,109± SF

ZONE: B-3 Downtown Business

LAND AREA: .78 acre

BUILT: 1900

STORIES: 4

EXTERIOR: Brick/stone

ELEVATOR: Yes

SPRINKLER: Yes

PARKING: Spaces available for lease from affiliate of landlord—See broker for details.

SIGNAGE: Per Landlord approval and city regulations.

LEASING SUMMARY

SPACE: ThirdFloor 534± SF

INTERIOR: Exposed Brick and painted drywall

FLOORING: Carpet

CEILINGS: 10 to 12 ±feet

LIGHTING: Fluorescent

UTILITIES: Public water and sewer

HVAC: Common cooling tower, gas fired boiler with water loop for water source heat pumps. Zones individually controlled except where noted on floor plan

LEASE RATE: Third Floor \$13.82/SF NNN

NNN EXPENSES: Estimated \$4.58/SF

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