



Office Suites

## 22 Free Street

# 22 Free Street - Portland, Maine

Office Suites

**Downtown**  
**OFFICE SUITES**  
539± SF to 9,873± SF  
**FOR LEASE**

22 FREE ST  
PORTLAND

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

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# 22 FREE STREET

Office Suites

OFFICES for LEASE



22 Free Street offers three floors of desirable office suites 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:** First Floor 3,697± SF  
Second Floor 6,176± SF  
(Subdividable down to 1,500± SF)  
Third Floor 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:** 1st Floor: \$ 17.50 MG  
2nd Floor: \$ 18.50 MG  
3rd Floor: \$ 18.40 MG  
(All include HVAC Costs)

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