



Office and Service/Retail

## 48 Free Street

# 48 Free Street - Portland, Maine

Office and Service Retail

**Downtown**  
OFFICE and  
SERVICE/RETAIL  
FOR LEASE

IN-TOWN  
PORTLAND

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

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# 48 FREE STREET

Office and Service / Retail

OFFICE *for* LEASE



48 Free Street offers several suites at this convenient location at the corner of Free and Center Streets. A 2,881± SF office/service/retail space on the first floor, a 2,226± SF suite on the mezzanine level and 1,427± SF of office space on the second floor. This space enjoys convenient access to downtown, central business district and the Old Port areas. Parking is available in area garages and lots.

## 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:** 48 Free Street  
Portland, Maine

**LANDLORD:** New GMN, Inc.

**TOTAL BUILDING SF:** 30,158± SF

**ZONE:** B-3 Downtown Business

**LAND AREA:** .25 acre

**BUILT:** 1987

**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 and city regulations.

### LEASING SUMMARY

**SPACE:** First Floor 2,881± SF  
Mezzanine 2,226± SF (subdividable 553 SF or 1,673 SF)  
Second Floor 1,427± SF

**INTERIOR:** Exposed Brick & painted drywall

**FLOORING:** Carpet

**CEILINGS:** 10 feet

**LIGHTING:** Fluorescent

**UTILITIES:** Public water and sewer

**HVAC:** Common cooling tower, gas fired boiler with water loop for water source heat pumps. Tenant pays for heat pumps but not cooling tower or boiler.

**LEASE RATE:** First Floor \$12.81/SF NNN  
Mezzanine \$12.31/SF NNN  
Second Floor \$13.31/SF NNN

**NNN EXPENSES:** Estimated \$4.19/SF

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