

FOR LEASE | DOWNTOWN CLASS A OFFICE SPACE

ONE CITY CENTER, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

Second and third floor office suites available for lease in this iconic Class A office tower located in the heart of downtown Portland. One City Center offers many amenities including a 5-story atrium with escalator and glass elevator, a newly renovated food court, a fitness facility, shared conference space, 24-hour security and access to Landlord-owned parking garage.

- 210,000± SF, 13-story, Class A office tower
- Downtown location with easy access to I-295 and Maine Turnpike, and walking distance to Portland's Old Port and waterfront
- 2,675± SF second floor and 2,256± SF third floor office suites available immediately
- \$25.00 per square foot available for tenant improvements.
- Lease Rate: \$23.50/SF Modified Gross (Includes heat, Tenant pays electric.)

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PROPERTY DETAILS

| | |
|----------------------------------|---|
| OWNER | One City Center Associates, LLC |
| ASSESSOR'S REF | Map 32, Block L, Lot 2 |
| BUILDING SIZE | 210,000± SF |
| NO. OF STORIES | Thirteen (13) |
| YEAR BUILT | 1987 |
| ZONING | B3 - Downtown Business |
| AVAILABLE SPACE | 2nd Floor: 2,675± SF 3rd Floor: 2,256± SF |
| ELEVATOR/ ESCALATOR | Escalators first to second floor and second floor to third floor Five (5) passenger elevators |
| SPRINKLER | Yes, wet system |
| UTILITIES | Municipal water and sewer |
| HVAC | Central HVAC |
| AMENITIES | Full-service food court, on-site management, 24-hour security, fitness facility, parking garage |
| PARKING | Below market rates in Landlord-owned garage. Currently \$135/month per space. |
| T.I. ALLOWANCE | \$25.00 per square foot available for tenant improvements (at current rental rate). |
| LEASE RATE | \$23.50/SF MG - Includes heat. Tenant pays electric. |
| AVAILABILITY | Immediately |
| OTHER ONE CITY CENTER TENANTS | Bank of America The Bay Club Dunkin Donuts MJ's Wine Bar City Deli David R. Beneman - Federal Public Defender Dirigo Management Group General Services Administration MainePERS Medical Mutual Insurance Company of Maine Monks O'Neil Development LLC Preti Flaherty Beliveau & Pachios LLP Townsquare Media |



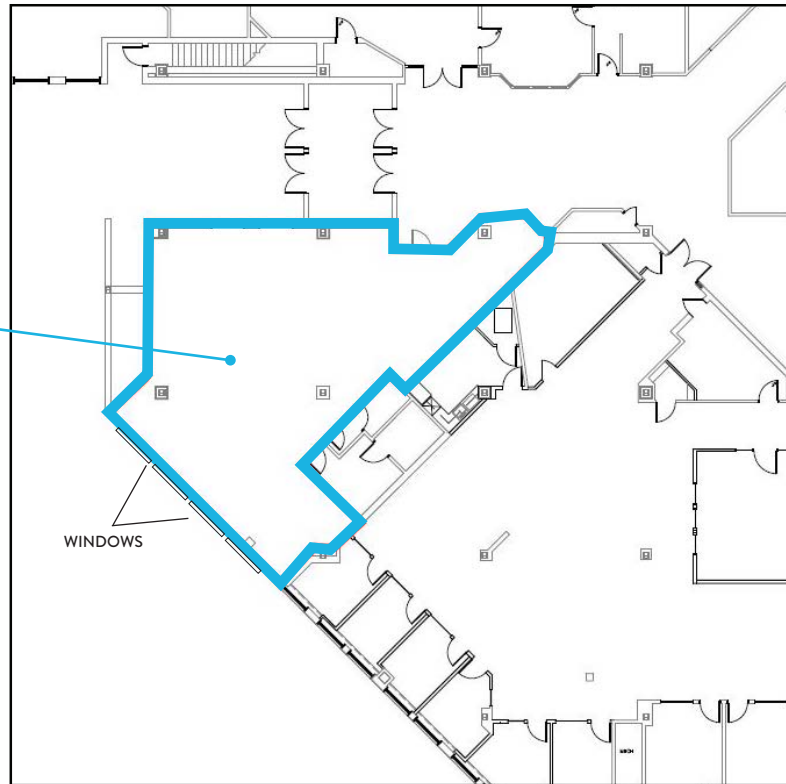
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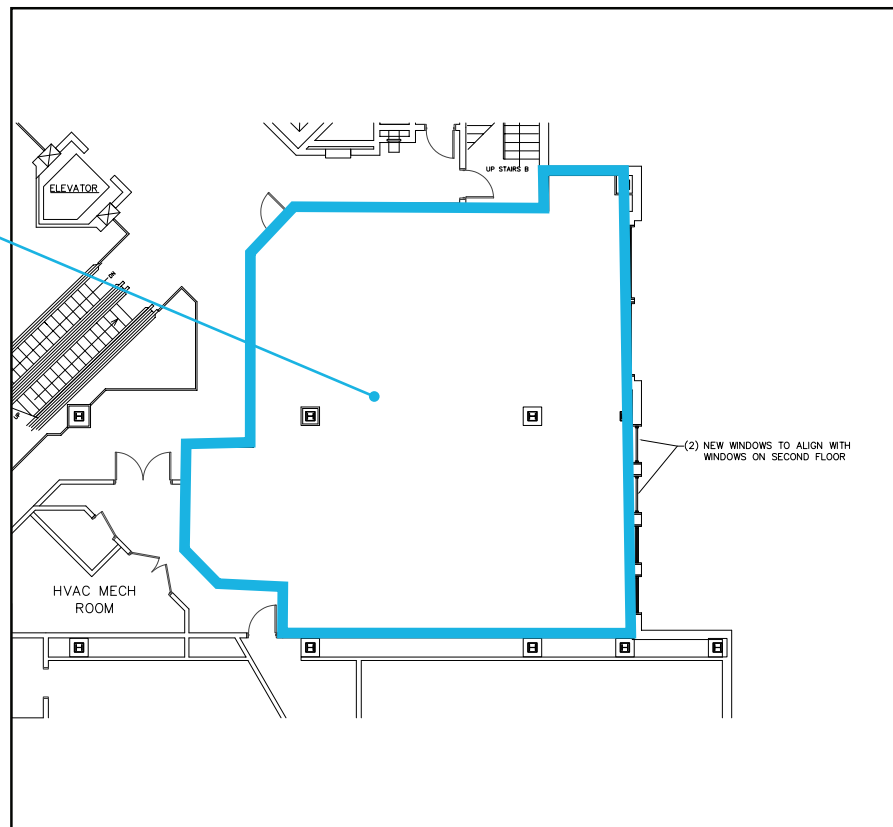


FLOOR PLANS

SECOND FLOOR
2,675± SF



THIRD FLOOR
2,256± SF



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CONTACT US



TONY MCDONALD, CCIM/SIOR
Partner

+1 207.553.1704 D
+1 207.749.1000 C
tmcdonald@boulos.com



JOHN FINEGAN
Associate

+1 207.553.1718 D
+1 207.829.8305 C
jfinegan@boulos.com

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