

# FOR LEASE | OLD PORT OFFICE

50 EXCHANGE STREET - PORTLAND, MAINE



## 1,700± SF OFFICE SUITE - 3RD FLOOR

- Entrance on Exchange Street, 3rd floor left front space
- This 3-story brick and stone building has retail tenants on the first floor and office tenants on the upper floors. Upper floors are accessed via a separate entrance.
- Great space in the heart of the Old Port

**LEASE RATE: \$2,600.00 Month (includes HVAC)**



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# PROPERTY INFORMATION

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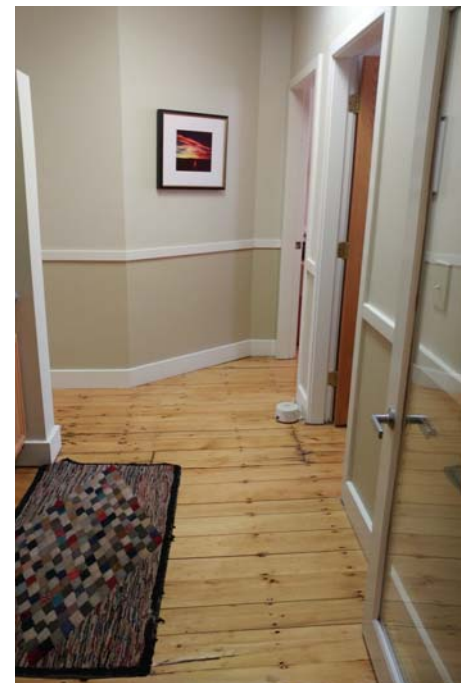
### PROPERTY SUMMARY

<b>LANDLORD:</b>	Fitzgibbons Family Trust
<b>ZONE:</b>	B-3 Downtown Business & Pedestrian Activities District Overlay
<b>STORIES:</b>	3
<b>CONSTRUCTION:</b>	Brick/stone
<b>ELEVATOR:</b>	No
<b>HVAC:</b>	Included
<b>SIGNAGE:</b>	Signage on front of building and interior hallway
<b>RESTROOMS:</b>	Common restroom (3rd floor)

### LEASING INFORMATION

<b>AVAILABLE:</b>	1,700± SF 3rd floor walk-up (left front)
<b>CONFIGURATION:</b>	5 Offices, Reception Area
<b>LEASE RATE:</b>	\$2,600 per month Modified Gross (includes HVAC) Tenant responsible for electricity and data
<b>AVAILABILITY:</b>	Immediate

The suite offers lots of natural light with floor to ceiling windows. Other quality features and trim include wainscoting in hallway, a chalkboard wall (see next page) and hardwood flooring throughout.



# SUITE PHOTOS

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