

FOR LEASE

CLASS A
OFFICE SPACE



TWO CITY CENTER PORTLAND, ME 04101

- 4,129± SF Class A office space comprising the entire 2nd floor of Two City Center with views of Portland and Casco Bay.
- Ideally located in the central business district of Portland, close to banks, restaurants and parking.
- The available space is amongst the best Portland has to offer. It features multiple private offices and windows on three sides. Class A finishes are evident throughout.
- Two City Center is located in the heart of Portland's financial district on one of the best known and most well-traveled corners in Portland.



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TWO CITY CENTER
PORTLAND, ME 04101



OWNER	Two City Center, LLC
ASSESSOR'S REFERENCE	Map 32, Block P, Lot 1
BUILDING SIZE	26,753± SF
# OF STORIES	Five (5)
AVAILABLE SUITE	2nd Floor - 4,129± SF
SPACE LAYOUT	The available space includes nine (9) private offices, a conference room, a kitchenette, a server room/closet, a storage closet and men's and women's restrooms.
YEAR BUILT	1983, 2nd floor was renovated in 2023.
ELEVATOR	High quality cable elevator - 2500lb capacity; 250 FPM speed
HVAC	Gas-fired heat and central air
ZONING	B3 - Downtown Business
BUILDING TENANTS	Legacy Properties Sotheby's International Realty, Portland Trust Company, Maine Trial Law and Legal-Ease
UTILITIES	Fiber optic service to building 24/7 security monitoring 3-phase, 1600 amp electrical service Municipal water/sewer
SIGNAGE	Tenant will be added to lobby directory and may have a plaque installed at building entrance
LEASE RATE	\$24.50/SF MG The Base Rent to escalate annually by 3%
TENANT PAYS	Electricity for its premises, janitorial on its premises, pro rata share of common area electricity and natural gas (includes building HVAC), maintenance to its premises, and offsite managed parking.

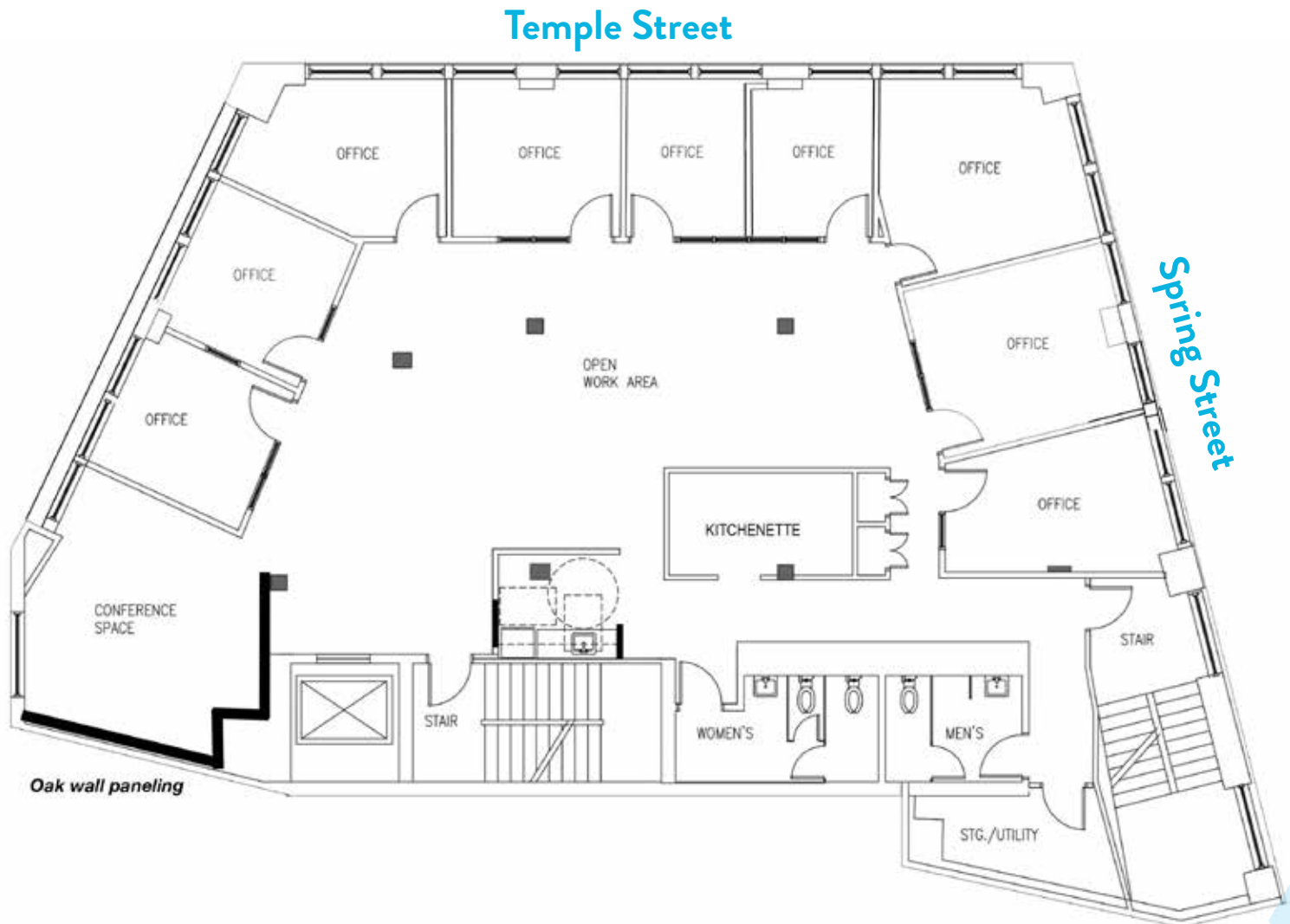


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FLOOR PLAN





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