

FOR LEASE

RETAIL/OFFICE SPACE

NEW CONSTRUCTION

266 COMMERCIAL STREET

Portland, Maine



PROPERTY SUMMARY

NEW CONSTRUCTION ON PORTLAND'S WATERFRONT AVAILABLE FOR LEASE

- + Three-story, 22,051 ± sf retail/office building to be constructed.
- + 6,689 ± sf of first floor marine retail/office space and two 7,681 ± sf floors (2nd and 3rd) of office space.
- + Full or half floor configurations available.
- + Space to be delivered as a vanilla shell.
- + Lease Rate: \$20-\$22/sf NNN
- + Available 9-12 months from lease execution.

CBRE | The Boulos Company

Part of the CBRE affiliate network

One Canal Plaza, Ste 500
Portland, ME 04101
207.772.1333
www.boulos.com

FOR LEASE RETAIL/OFFICE SPACE

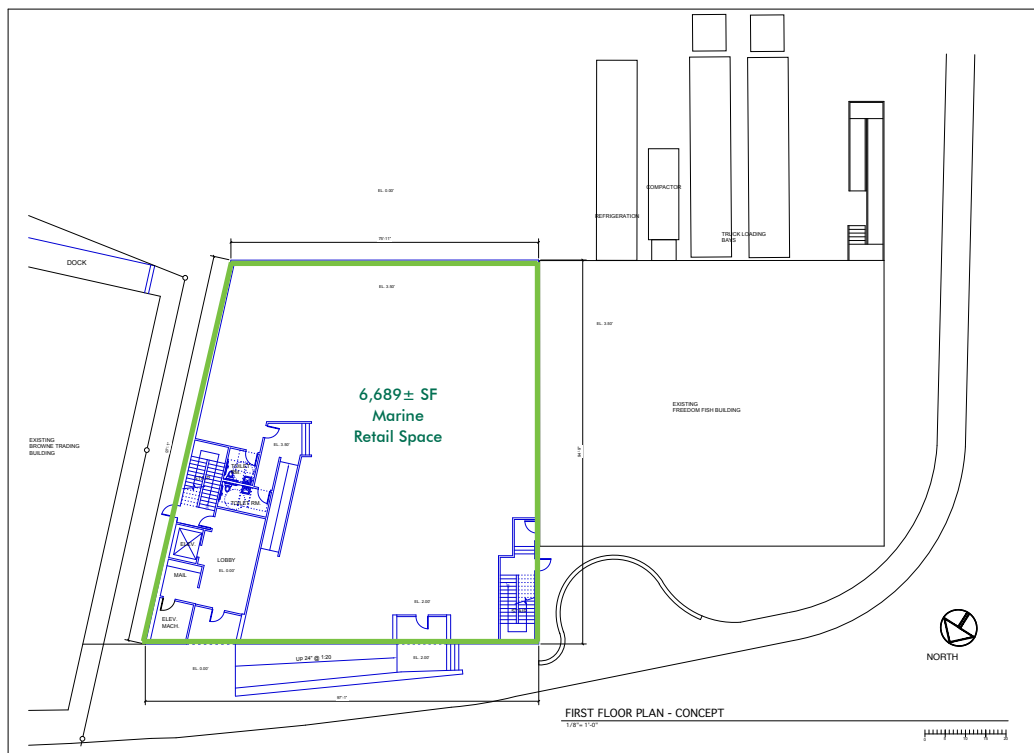


PROPERTY DETAILS

Building Size	23,466 ± SF
No. of Stories	Three (3)
Available Space	1st Floor Retail: 6,689 ± SF 2nd Floor Office: 7,681 ± SF 3rd Floor Office: 7,681 ± SF Total Available: 22,051 ± SF
Assessor's Reference	Map 41, Block A, Lot 15
Zoning	WCZ (Waterfront Central)
Elevator	Yes
Parking	Available in nearby surface lots and parking garages.
Lease Rate	\$20.00 - \$22.00/sf NNN
NNN Expenses	TBD
Availability	9-12 months from lease execution

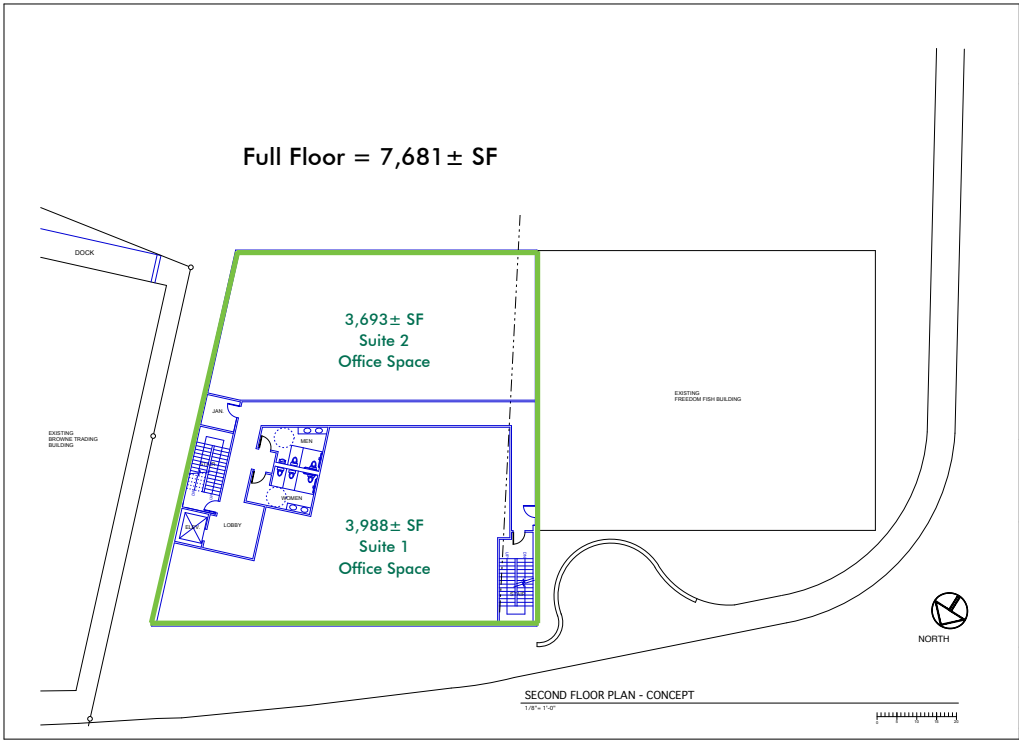


FLOOR PLANS





FLOOR PLANS



FOR LEASE
RETAIL/OFFICE SPACE

266
COMMERCIAL STREET
Portland, Maine



CONTACT US



DEREK MILLER
Associate Broker
+1 207 772 1333
dmiller@boulos.com



DREW SIGFRIDSON, SIOR
Managing Director/Partner
+1 207 772 1333
dsigfridson@boulos.com

©2016 The Boulos Company, Inc. - We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. We represent the Seller/Landlord, and, as such, has a fiduciary duty to disclose to the Seller/Landlord information which is material to the Sale/Lease, acquired from the Buyer/Tenant or any other source, except in cases of disclosed dual agency. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE | The Boulos Company

Part of the CBRE affiliate network

One Canal Plaza, Ste 500
Portland, ME 04101
207.772.1333
www.boulos.com