

FOR LEASE | OFFICE SPACE

144 STATE STREET, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

The Nightingale, a new historic redevelopment which includes 165 residential units, offers retail and office suites for lease. On the ground level, there are three (3) fully leased retail units and one (1) office suite, providing excellent visibility and on-site foot traffic. The patio and plaza area amenities further enhance the commercial opportunities. Situated in the West End neighborhood, next to downtown Portland, this development aims to promote community engagement by offering a new opportunity for businesses and housing.



- One (1) 2,477± SF office suite available
- Lease Rate: \$20.00/SF MG

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PROPERTY DETAILS

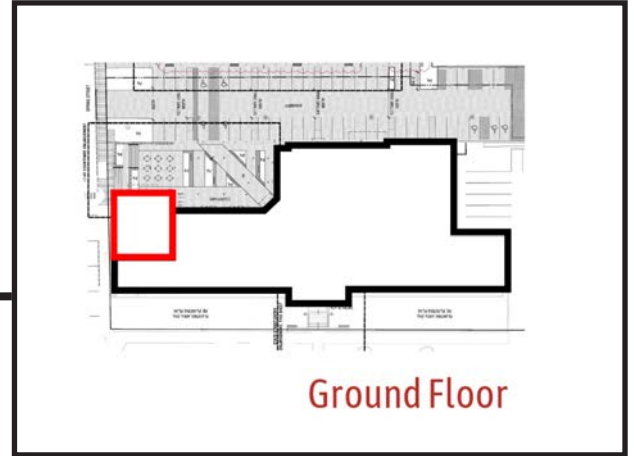
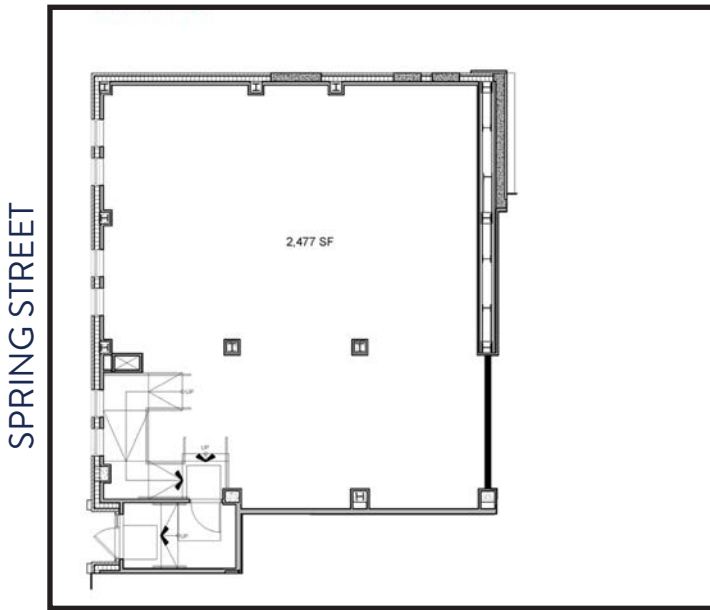
OWNER OF RECORD	NHR II Landlord LLC
AVAILABLE SPACE	2,477± SF (ground floor)
BOOK/PAGE	39299/001
ASSESSOR'S REF	45-C-7
ZONING	B3
LOT SIZE	1.63± acres
YEAR BUILT	1941
YEAR RENOVATED	2023/2024
UTILITIES	Public
PARKING	Negotiable
LEASE RATE	\$20.00/SF MG

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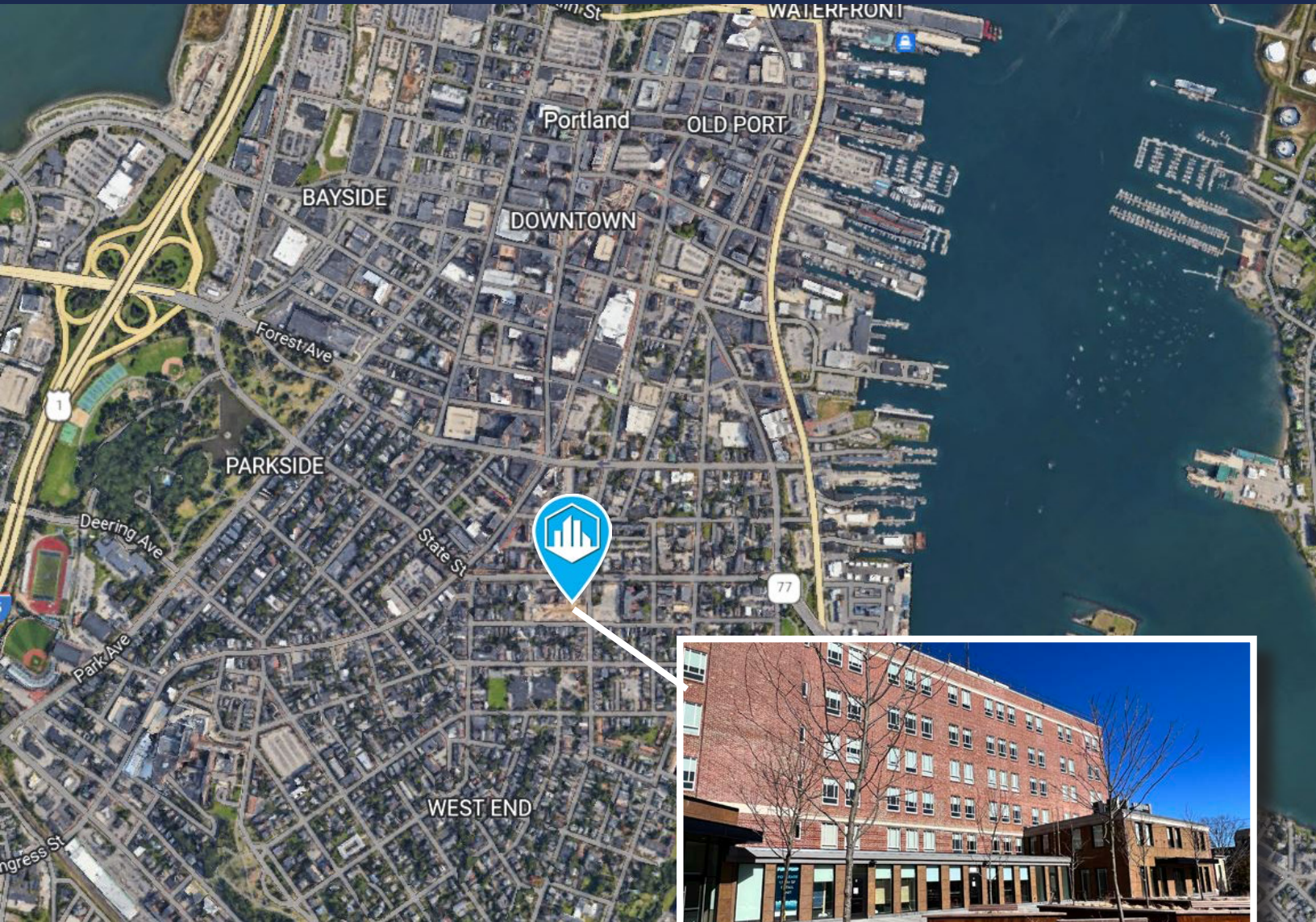


GROUND FLOOR OFFICE



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