



PROPERTY HIGHLIGHTS

NEW CONSTRUCTION ON PORTLAND'S WATERFRONT

- 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 & 3rd) of office space. Full or half floor configurations available.
- Space to be delivered as a vanilla shell
- Excellent location with a walk score of 93
- Lease Rate: \$20-22/sf NNN
- Available 9-12 months from lease execution



FOR LEASE | NEW CONSTRUCTION

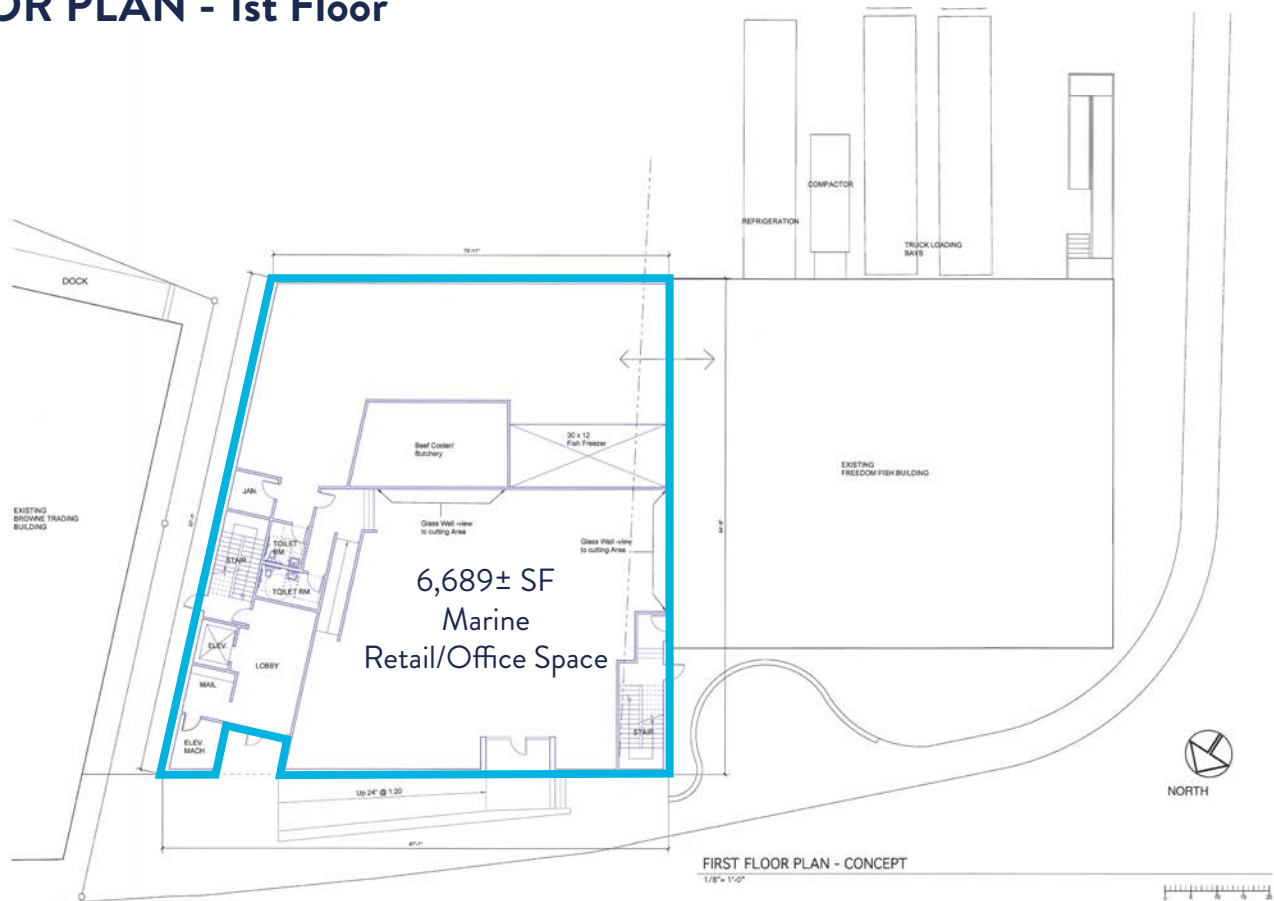
266 COMMERCIAL STREET, PORTLAND, ME 04101



PROPERTY DETAILS

BUILDING SIZE	22,051± SF
NO. OF STORIES	Three (3)
AVAILABLE SPACE	1st Floor Retail/Office: 6,689± SF 2nd Floor Office: 7,681± SF 3rd Floor Office: 7,681± SF Total Available: 22,051± SF
ASSESSOR'S REF	Map 41, Block A, Lot 15
ZONING	WCZ - Waterfront Central
PARKING	Parking available in area surface lots and parking garages.
WALK SCORE	93
LEASE RATE	\$20.00 - 22.00/SF NNN
NNN EXPENSES	TBD
AVAILABILITY	9-12 months from lease execution

FLOOR PLAN - 1st Floor

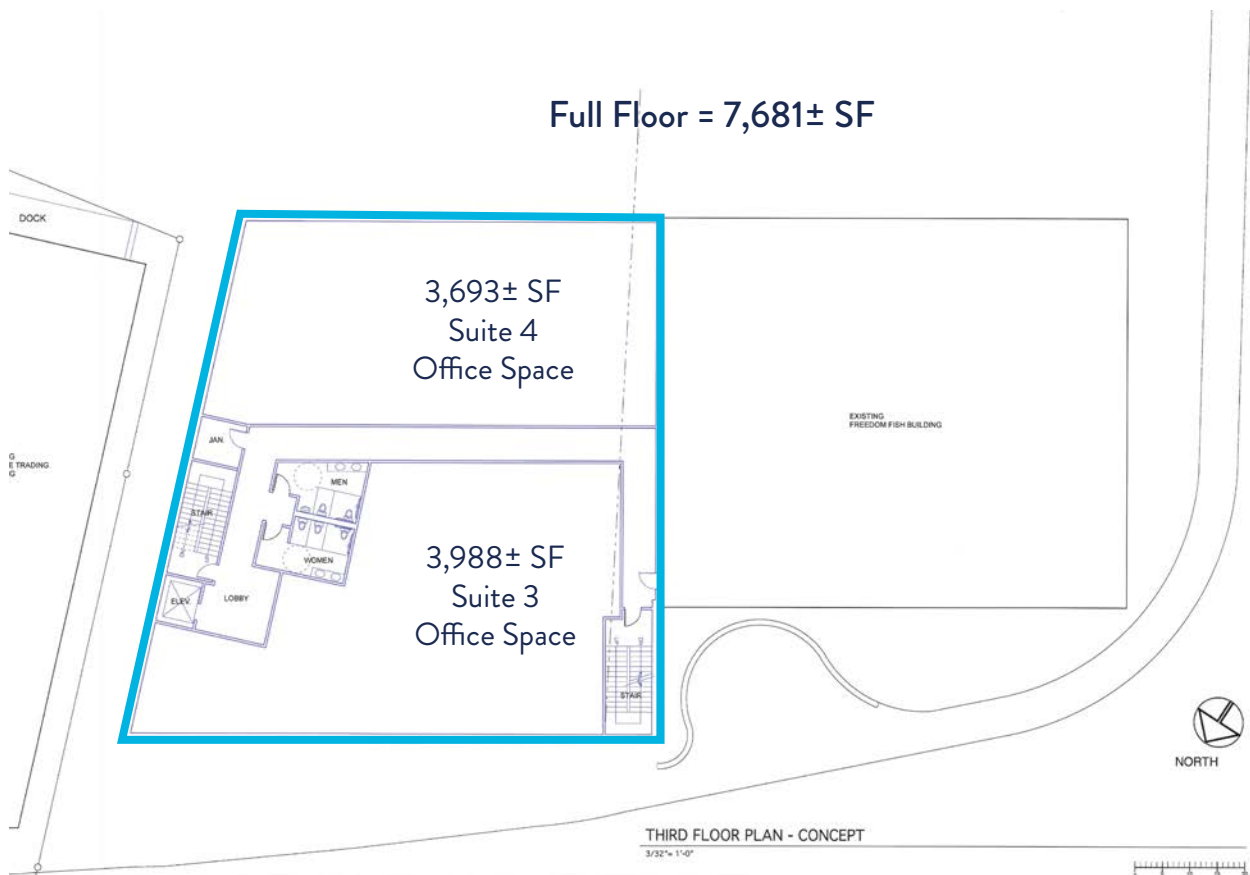
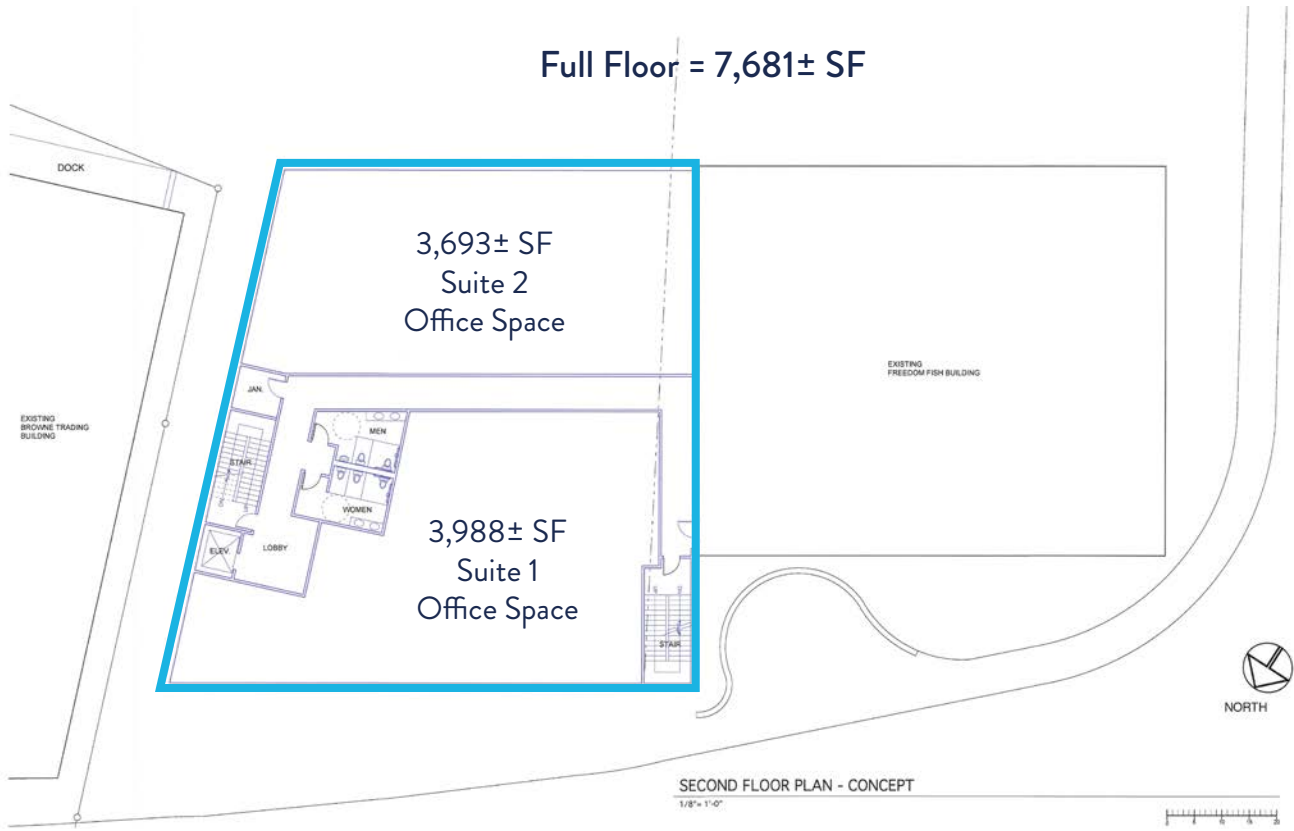


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FLOOR PLANS - 2nd & 3rd Floors



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Back Cove

Downtown
Business District

Portland's
Old Port

Commercial Street



CONTACT US



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