

# FOR LEASE

Class A Retail Space

2,675 - 3,770± SF



## 1 City Center, Portland

### Property Highlights

- Central downtown Portland location
- Tenant parking available at 1 City Center Garage
- 24/7 on-site security
- Landlord will build-to-suit based on a tenants specific requirements



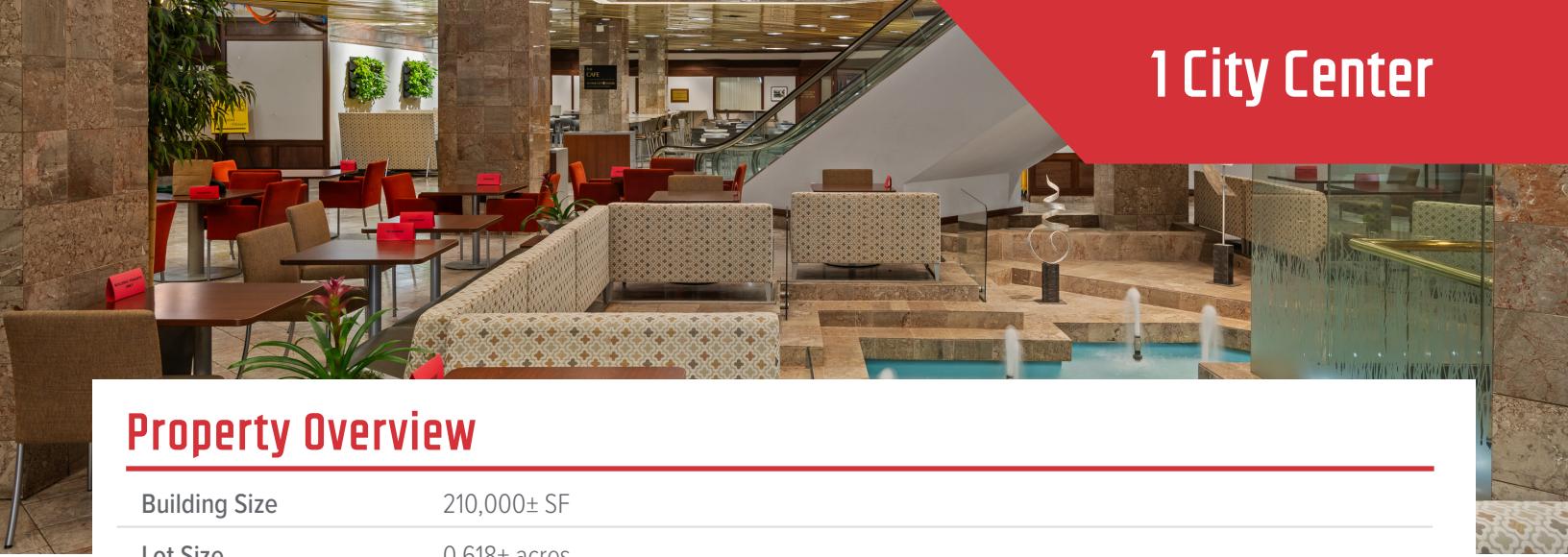
### Property Description

We are pleased to offer two prime downtown retail suites (2,675 & 3,770 SF) for lease at 1 City Center in Portland, Maine. The 3,770 SF suite is ideal for a fitness, health/wellness or spa user. Located in the heart of downtown Portland, 1 City Center is the City's premier Class A complex. Building amenities include: newly renovated common areas including the Food Court, landlord owned parking garage, and state-of-the art shared conference space.

Tom Moulton, CCIM, SIOR | [tmoulton@dunhamgroup.com](mailto:tmoulton@dunhamgroup.com)

Katie Breggia | [katie@dunhamgroup.com](mailto:katie@dunhamgroup.com)

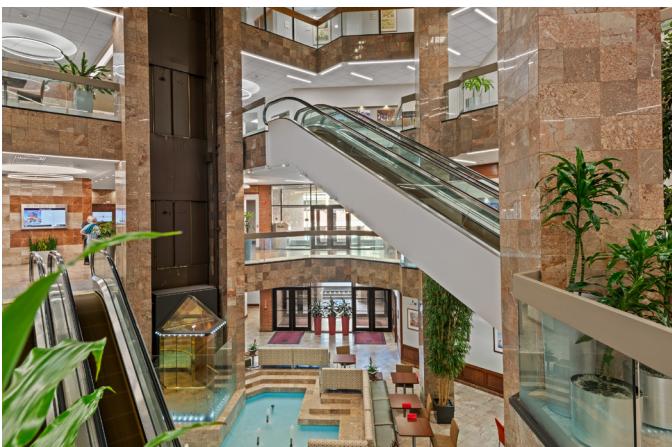
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## Property Overview

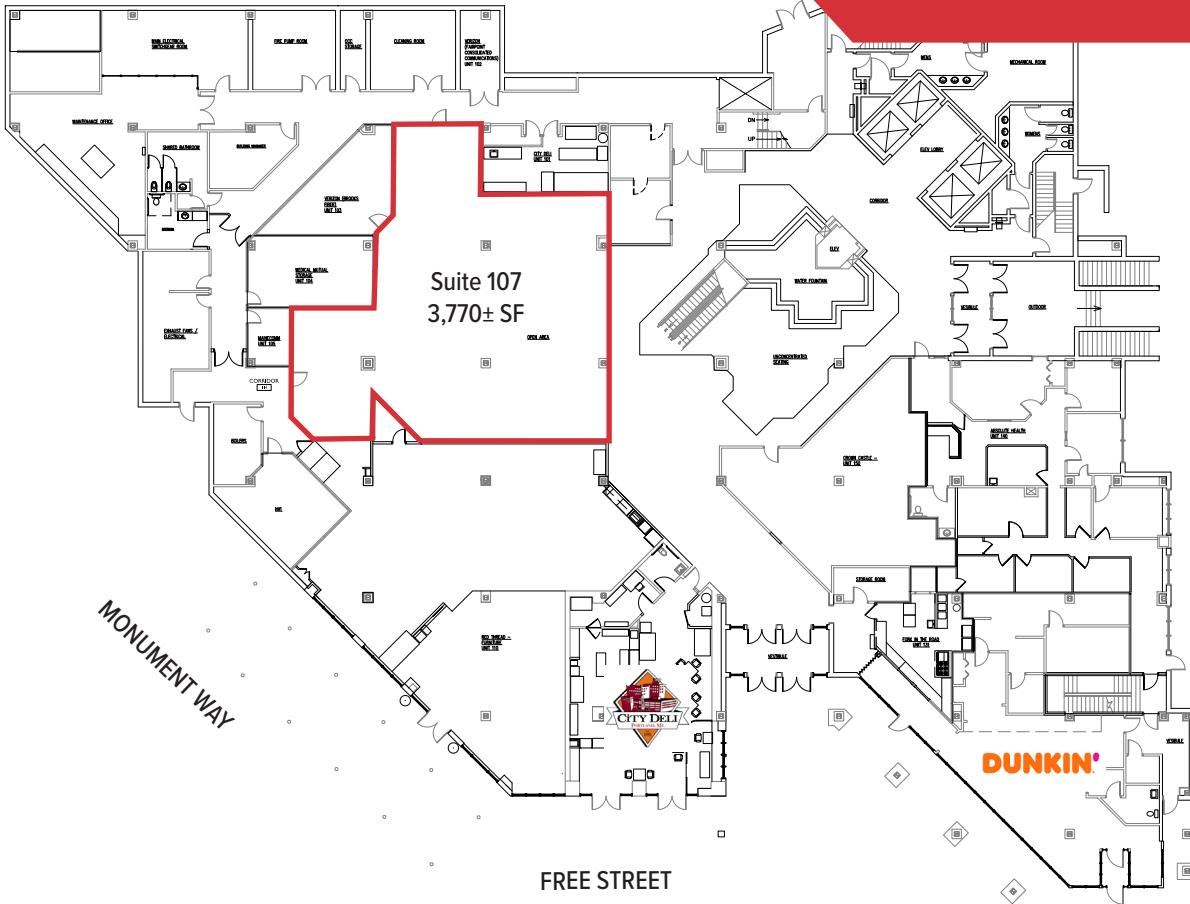
Building Size	210,000± SF
Lot Size	0.618± acres
Number of Stories	Thirteen (13)
Available Retail Space	Suite 107: 3,770± SF Suite 206R: 2,675± SF
Facade	Masonry, glass, and stone
Utilities	Municipal water and sewer, electricity, natural gas, and cable Tenants are responsible for electrical costs for lights & plugs.
HVAC	Forced hot water/baseboard heat, supplemental forced hot air and central cooling tower
Restrooms	Multi-stalled mens and womens common restrooms on each floor, recently updated
Elevators	Four (4) passenger elevators, new in 2020; One (1) glass passenger elevator serving levels 1-4
Parking	Available in the One City Center garage at \$155 per month for building tenants
Common Conference Room	Large state of the art conference room is available to tenants at no cost.
Building Tenants	Red Thread, Preti Flaherty, Bank of America, The Bay Club, MainePERS, Avangrid, Lincoln Financial, UBS, Absolute Health Chiropractic, Dentons Bingham Greenbaum LLP, Townsquare Media, Community Housing of Maine, Crown Castle

**FOR LEASE : \$23.00/SF MG**

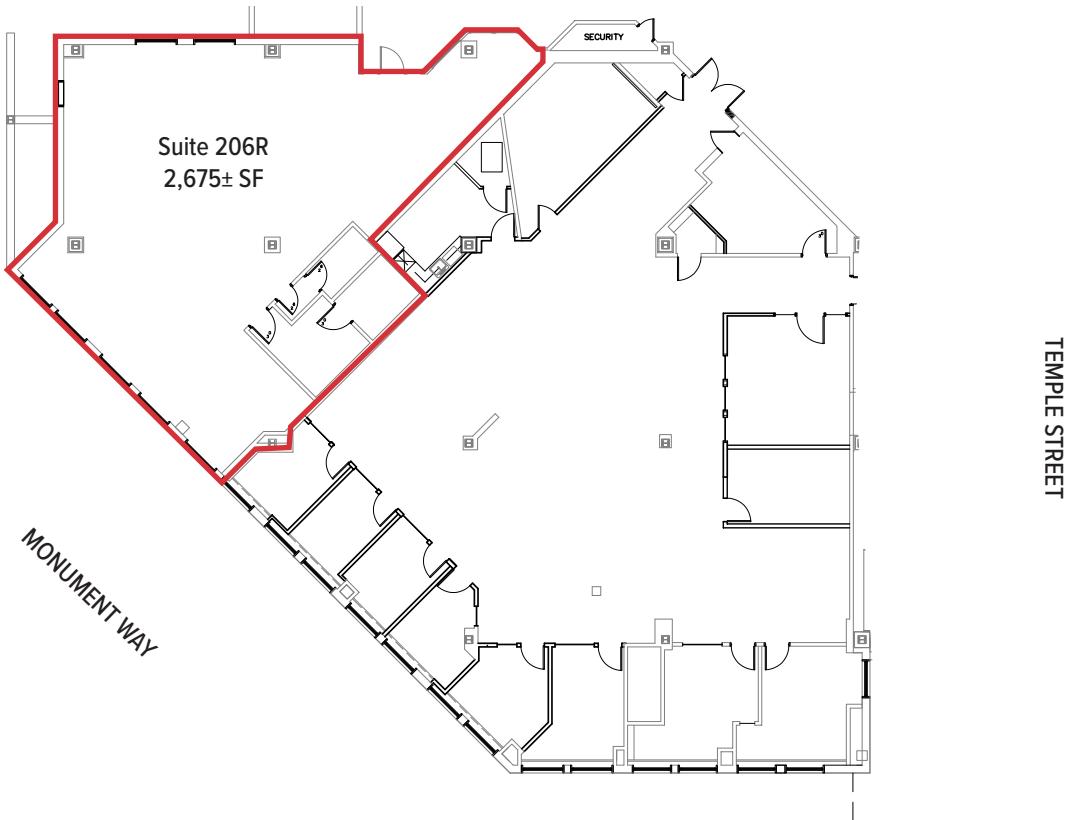


# 1 City Center

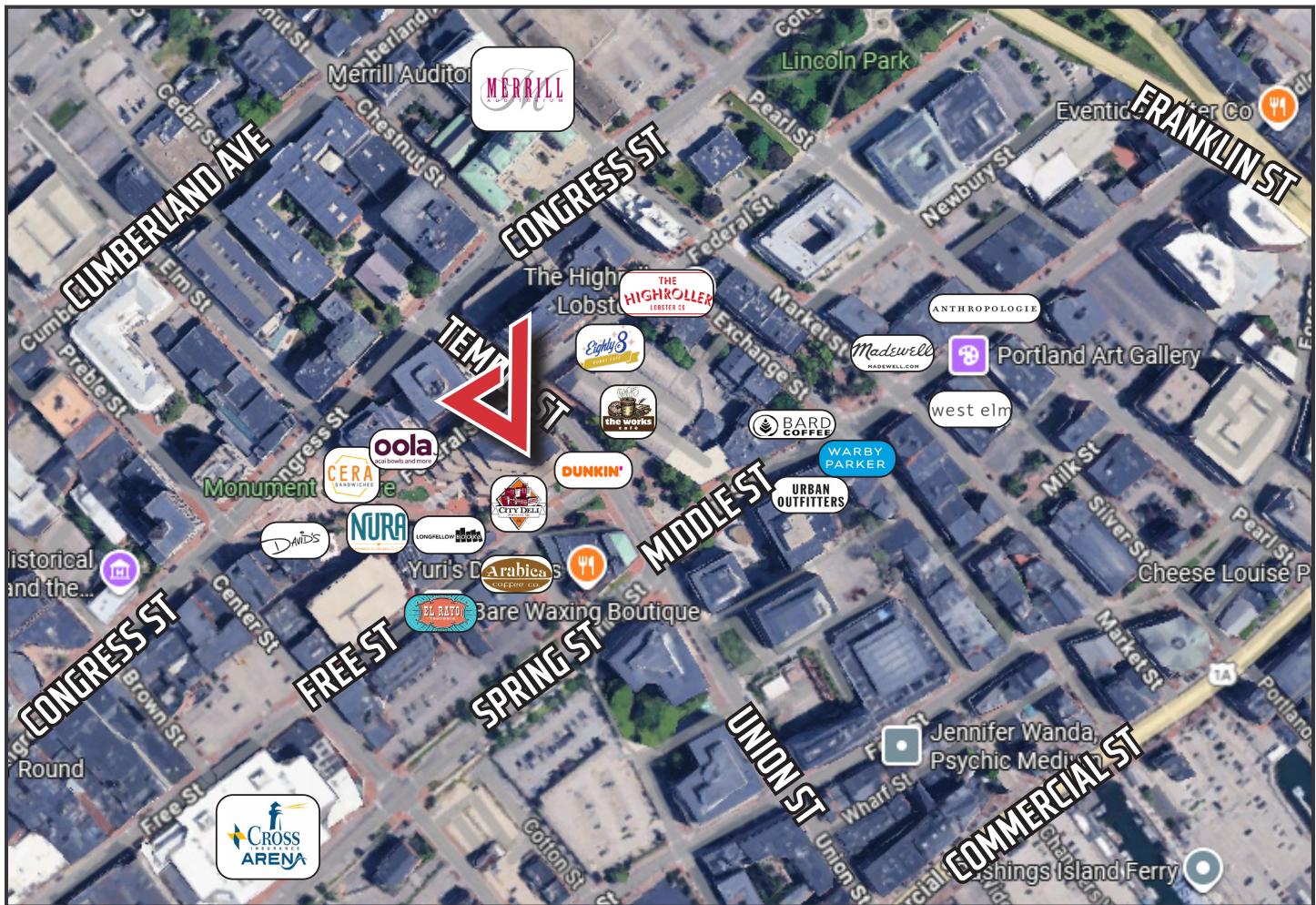
1<sup>st</sup> Floor



2<sup>nd</sup> Floor



# 1 City Center



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.