

# FOR LEASE

## Class A Office/Retail

1,450 - 13,083± SF



# 1 City Center, Portland

## Property Highlights

- *Class A space*
- *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 multiple office suites and a first floor retail suite for lease at 1 City Center in Portland, Maine. Located in the heart of downtown Portland, 1 City Center is the City's premier Class A office complex. Building amenities include: newly renovated common areas on levels one, two, and three including the Food Court, landlord owned parking garage, and state-of-the art shared conference space.



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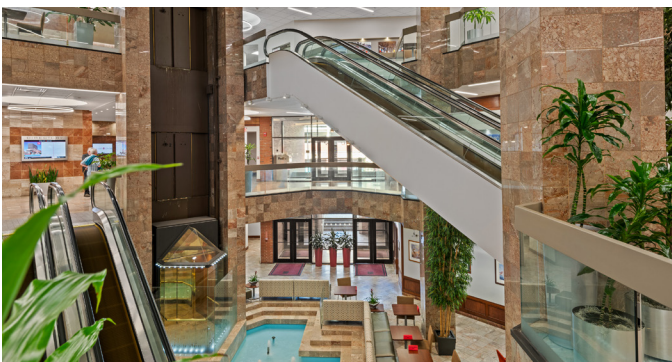


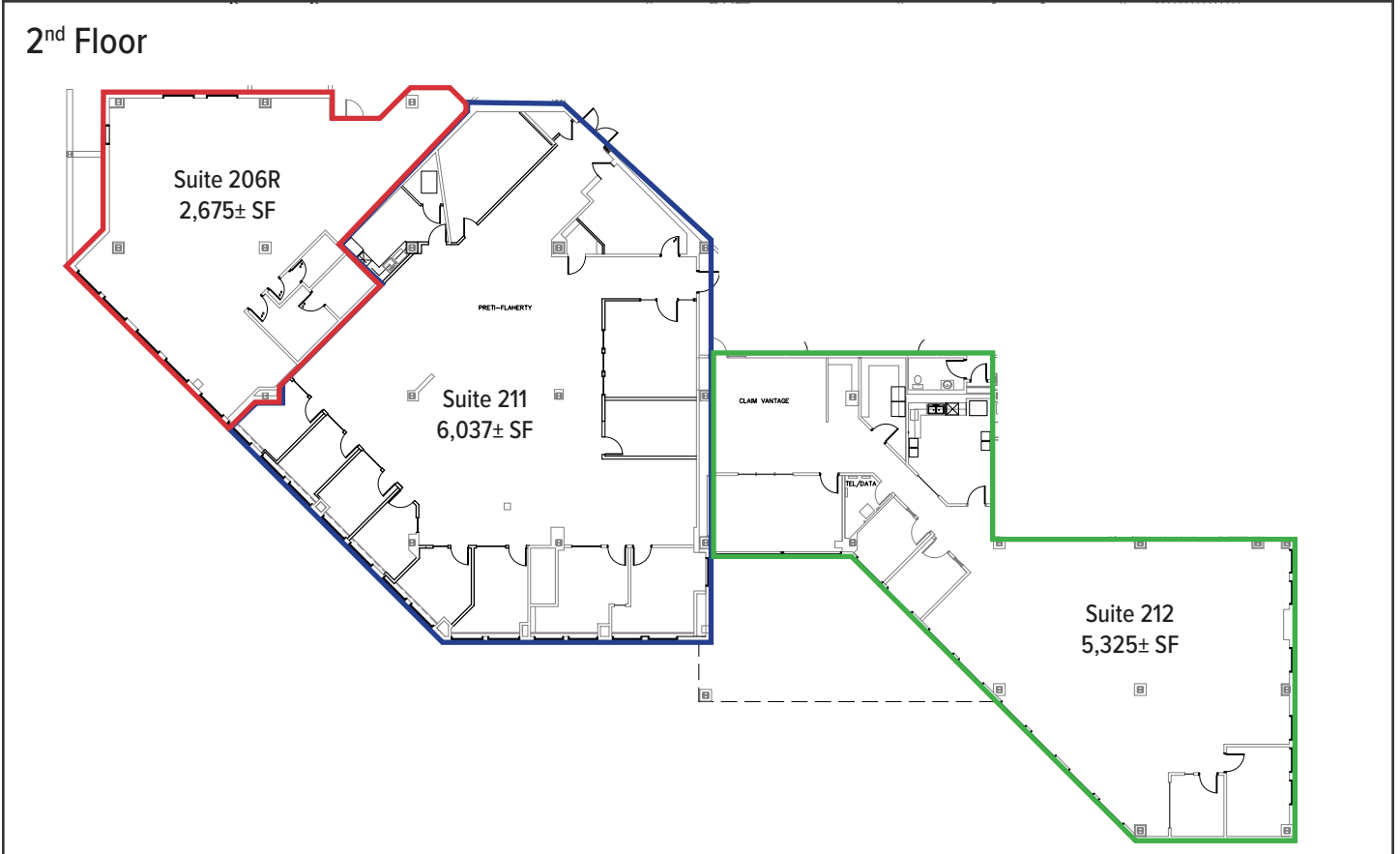
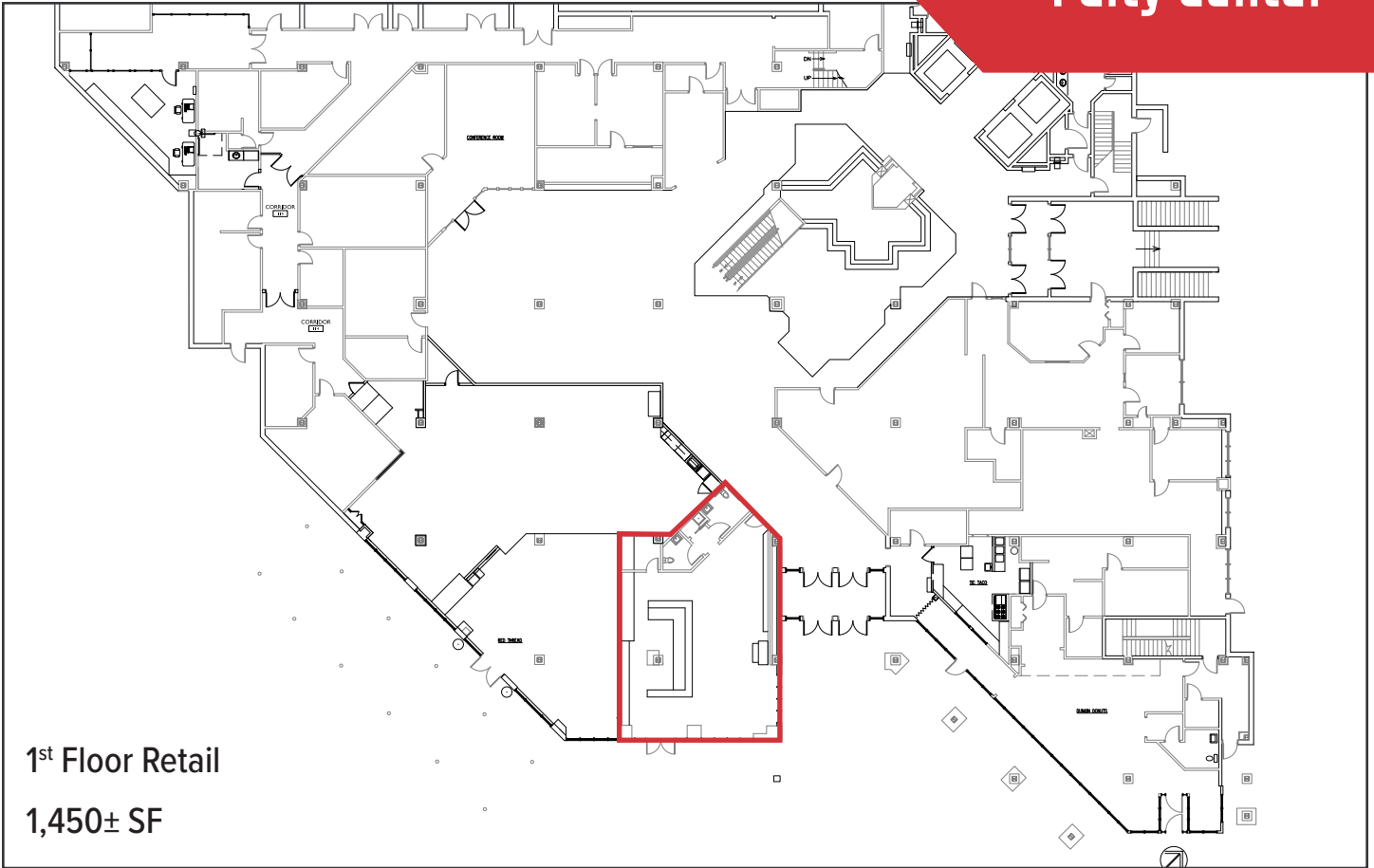


## Property Overview

Building Size	210,000± SF
Lot Size	0.618± acres
Number of Stories	Thirteen (13)
Available Space	First Floor: 1,450± SF - Retail Suite 206R: 2,675± SF - Retail or Office Suite 211: 6,037± SF Suite 212: 5,325± SF Suite 3115: 3,500± SF Suite 7050: 13,083± SF - can be subdivided into 6,217± SF & 6,866± 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 \$180 per month
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 Chiropractive, Medical Mutual of Maine, Dentons Bingham Greenbaum LLP, Townsquare Media, Community Housing of Maine, Crown Castle, Kleinfedler Inc.

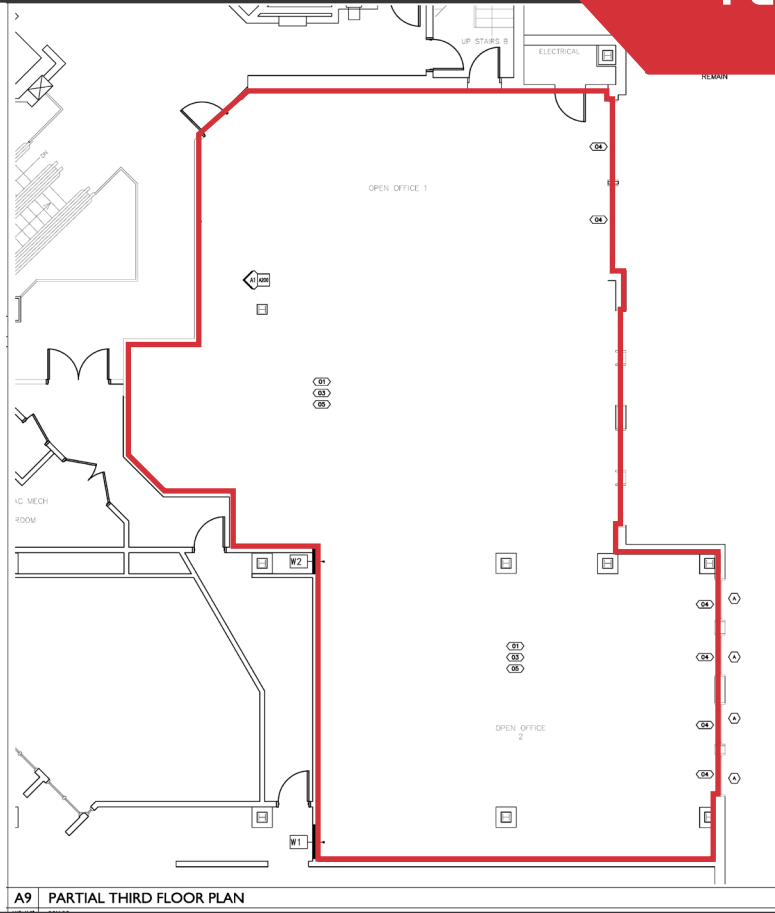
**FIRST FLOOR RETAIL : \$38.00/SF MG - UPPER FLOORS : \$23.00/SF MG**





## 3<sup>rd</sup> Floor : Suite 3115

3,500± SF

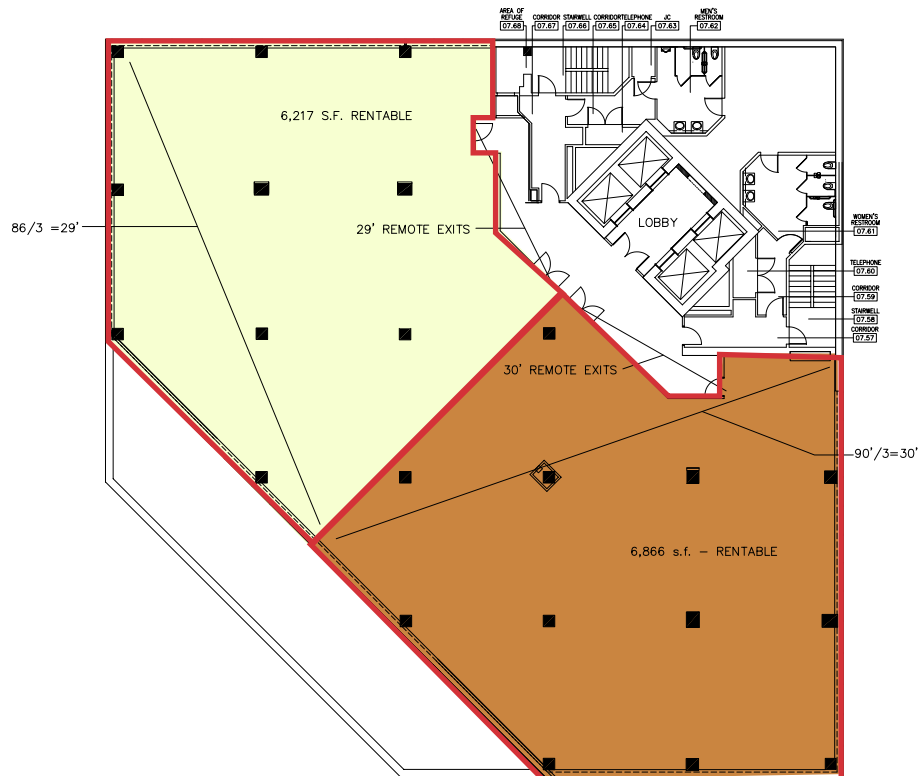


## 7<sup>th</sup> Floor : Suite 7050

6,217± SF

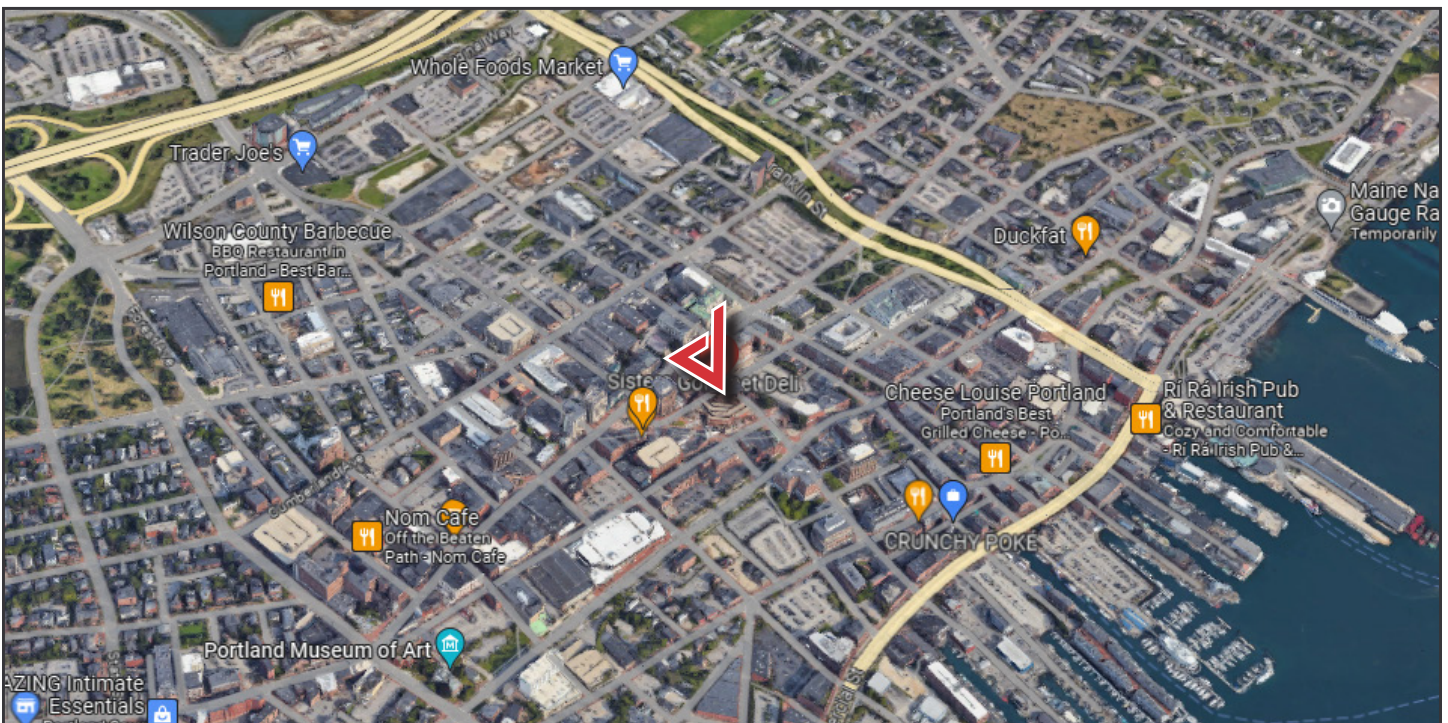
6,866± SF

13,083± SF





# 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.