

For SubLease  
Office Space



## 1 City Center

Portland, Maine

### Property Highlights

- Class A office space
- Spectacular 11th floor views of Casco Bay & Fore River
- Central downtown Portland location
- Parking available at market rates



### Property Description

We are pleased to offer 4,410± SF office space for sublease on the 11th floor of 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 food court, parking garage, fitness facility and shared conference space. Current tenants include Red Thread, Preti Flaherty, MJ's Wine Bar, Bank of America, The Bay Club, MainePERS, and Community Housing of Maine.

#### Broker Contact

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## Property Overview

Building Size	210,000± SF
Lot Size	0.618± acres
Number of Stories	Thirteen (13)
Available Space	4,410± SF - 11th Floor
Construction	Masonry, glass and stone
Utilities	Municipal water and sewer, electricity, natural gas, and cable
Heat	Forced hot water
Restrooms	Multi-stalled mens and womens common restrooms recently updated
Elevators	Four (4) passenger elevators plus one (1) glass elevator for atrium
Parking	Available in the One City Center garage

## Miscellaneous

- Move in ready
- First Class finishes throughout
- Abundance of natural light
- Excellent Old Port/Financial District location
- Full lobby renovation completed Winter 2019

FOR SUBLEASE : \$21.75/SF MG

## Eleventh Floor 4,410± SF

