

# FOR LEASE

## Class A Office Space

1,239 - 13,083± SF



## 1 City Center, Portland

### Property Highlights

- *Class A office suites*
- *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 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 food court, landlord owned parking garage, and state of the art shared conference space. Current tenants include Red Thread, Preti Flaherty, Bank of America, The Bay Club, MainePERS, Avangrid, Lincoln Financial and UBS.



### Broker Contact

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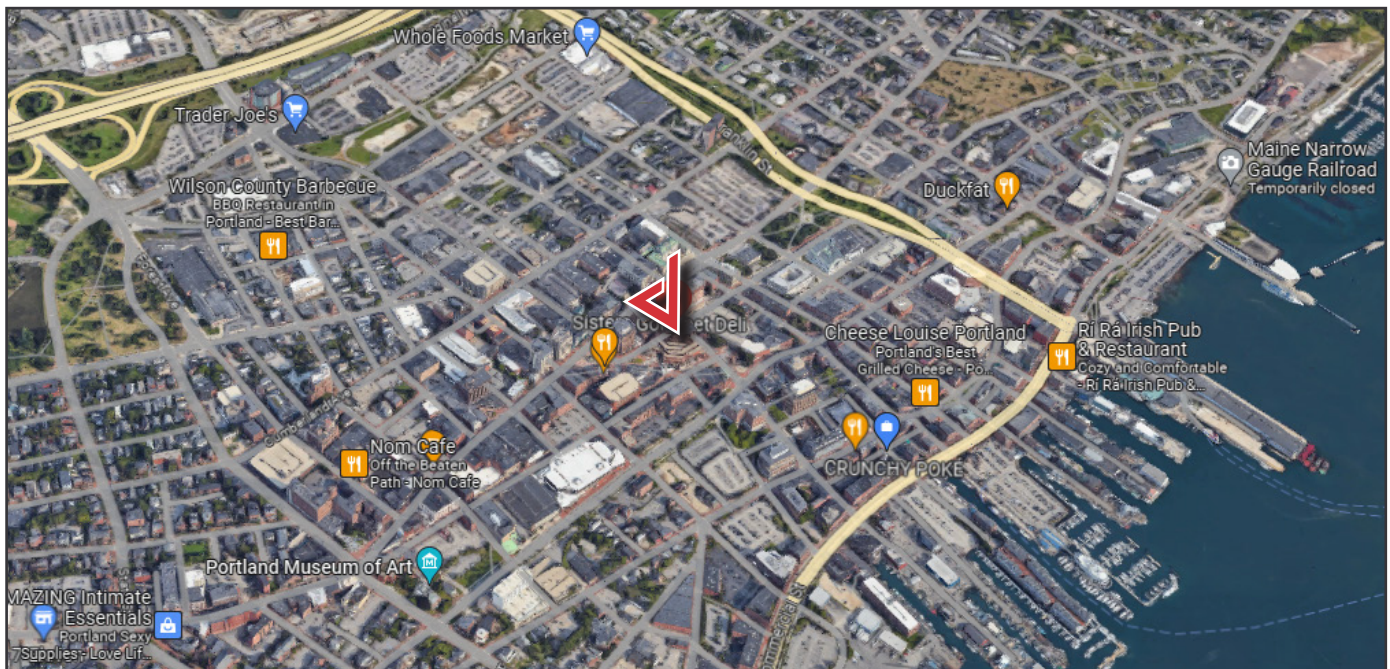
katie@dunhamgroup.com



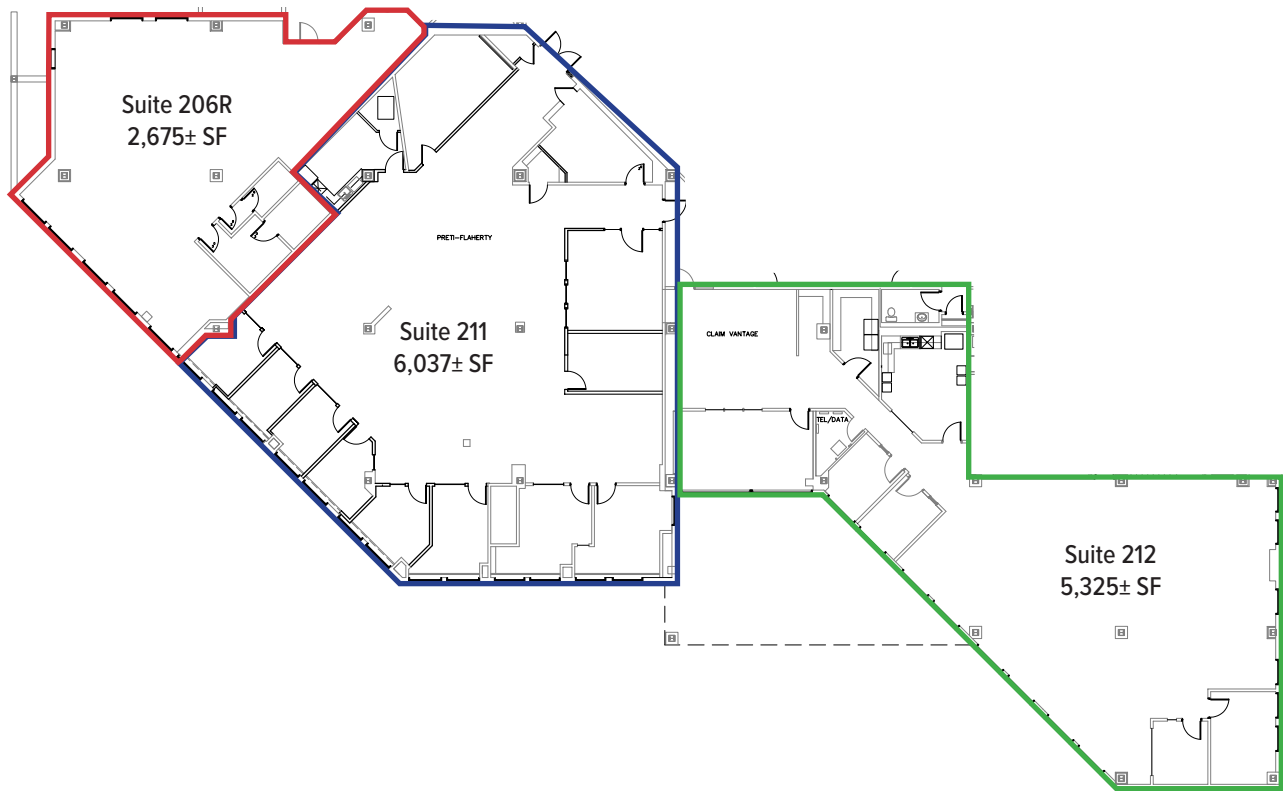
## Property Overview

Building Size	210,000± SF	
Lot Size	0.618± acres	
Number of Stories	Thirteen (13)	
Available Space	Suite 206R	2,675± SF - Retail or Office
	Suite 211	6,037± SF - Available Summer 2024
	Suite 212	5,325± SF - Available Summer 2024
	Suite 3115	3,500± SF
	Suite 4155	1,239± SF - Currently outfitted with furniture
	Suite 7050	13,083± SF - Available Summer 2024
	Suite 8130	3,554± 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 1-3	
Parking	Available in the One City Center garage at \$175 per month	
Common Conference Room	Large state of the art conference room is available to tenants at not cost.	

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

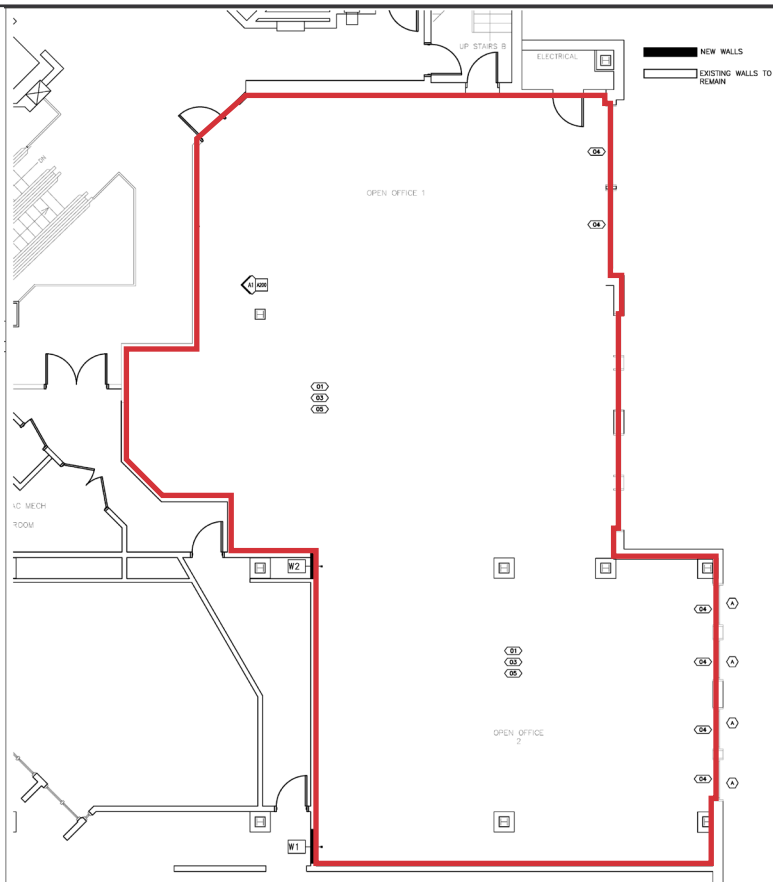


## 2<sup>nd</sup> Floor



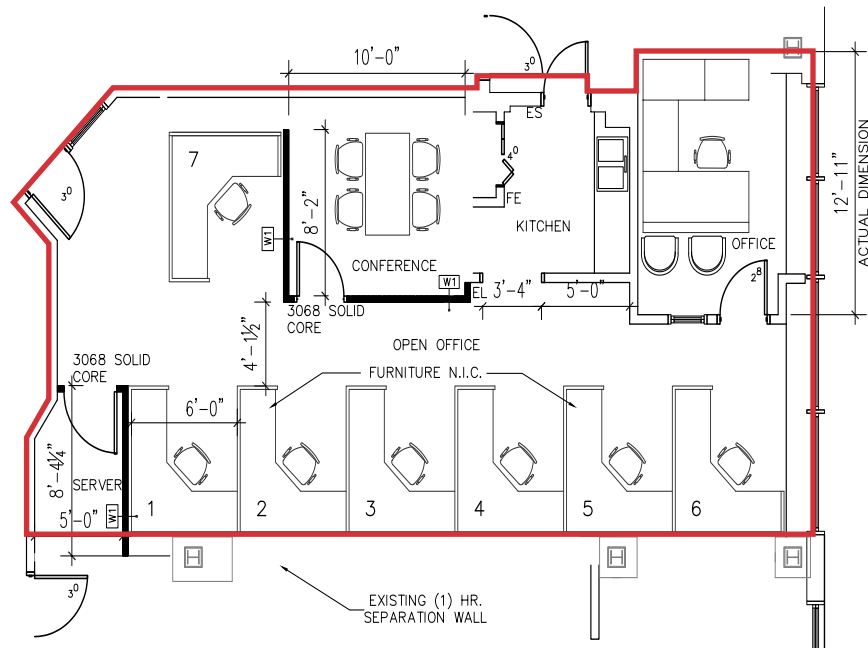
## 3<sup>rd</sup> Floor

Suite 3115 - 3,500± SF



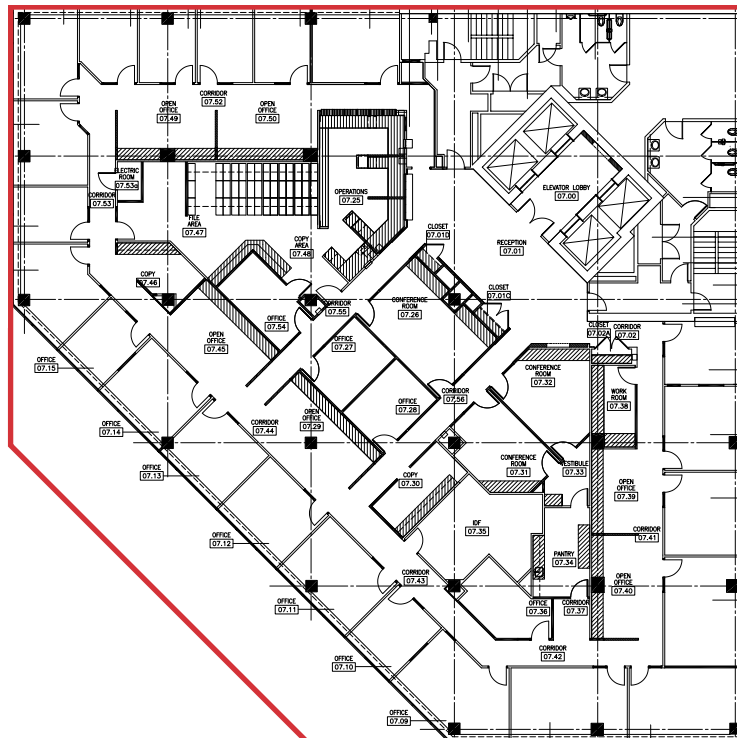
## 4<sup>th</sup> Floor

Suite 4155 - 1,239± SF



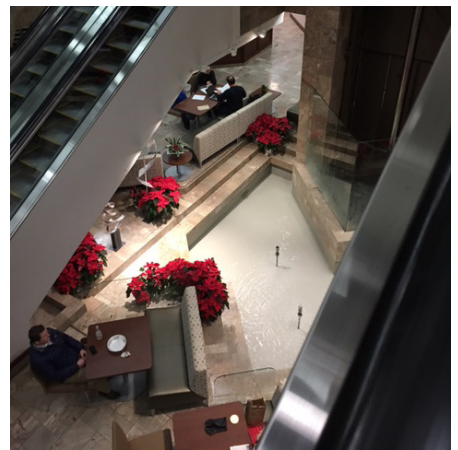
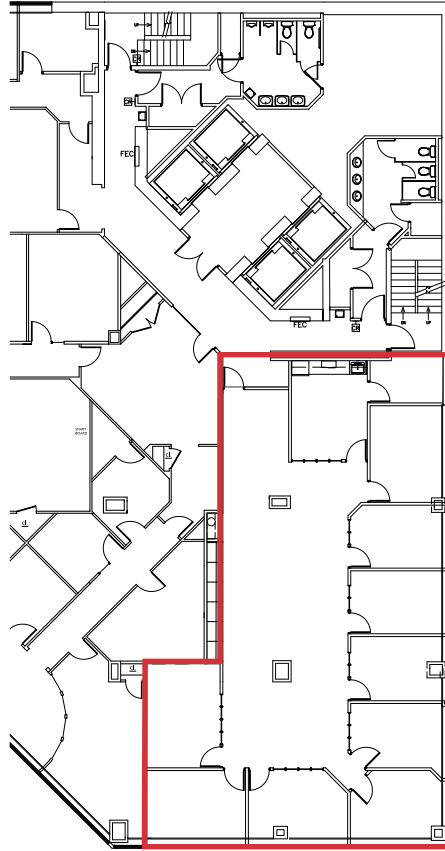
## 7<sup>th</sup> Floor

Suite 7050 - 13,086± SF





## 8<sup>th</sup> Floor Suite 8130 - 3,554± SF



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.