

For Lease
Office Space
2,894± SF

Full Tenant Rep Fees



3rd Floor Office

10 Free Street - Portland, ME 04101

Motivated landlord prepared to update third-floor common lobby area and contribute to tenant improvements!



Property Description

We are pleased to offer for lease this high-quality office suite in the heart of Portland's financial district. Enjoy great waterfront views from this 2,894±SF 3rd floor suite. With large, operable windows, there is outstanding natural light and fresh air to each private office and conference space.

The common lobby has recently undergone a complete renovation and epitomizes professional entrance. Join the law firm of Jensen Baird Gardner & Henry as well as JB Brown & Sons, Navatek, and Arabica Coffee at 10 Free Street.

- Parking is available, see broker for details

Property Highlights

- Updated Lobby
- Waterfront views
- Operable windows/fresh air
- Upgraded HVAC MERV-13 filters

Broker Contact

Justin Lamontagne, CCIM, SIOR
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Property Overview

Owner/Landlord	JBG&H Associates
Permitted Uses	Office
Available	September 1, 2020
Building Size	26,773 SF
Available Space	3 rd Floor - 2,894± SF
Space Breakdown	Six (6) private offices, open/work bullpen area, large conference room, reception, and kitchenette
Sub-dividable	No
Building Age	1900
Building Construction	Brick masonry
HVAC	Central air throughout with upgraded MERV-13 filters
Lighting	Fluorescent T-8s and recessed throughout
Flooring	Commercial carpet
Ceiling Height	10-12'
Windows	Operable windows
Elevator	Yes
Bathrooms	Recently updated common men's and women's
Parking	Yes - see broker for details

FOR LEASE : \$19.00/SF MG

(Tenant pays electricity and increases over base year)



10 Free Street

