

# FOR SUBLEASE

## Office Space

15,458± SF | \$29.50/SF NNN



## 100 Fore Street, Portland

### Property Highlights

- *Panoramic Ocean Views & Outdoor Decks*
- *New Class A Office Space*
- *Extensive Glass, Cafeteria & Fully Furnished*



### Property Description

We are pleased to offer 15,458± SF of Class A office space for sublease at 100 Fore Street – inarguably Portland’s finest waterfront office building. The available space is on the third floor, and offers sweeping ocean views of the Portland Harbor. The space also has covered parking rights within the building. This building is a must see for anyone considering Class A Downtown office space.

#### Broker Contact

Charlie Craig

Broker | Partner

207.415.1415

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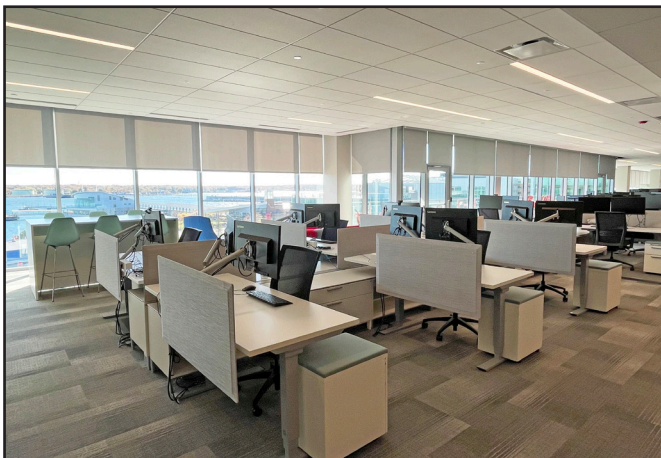




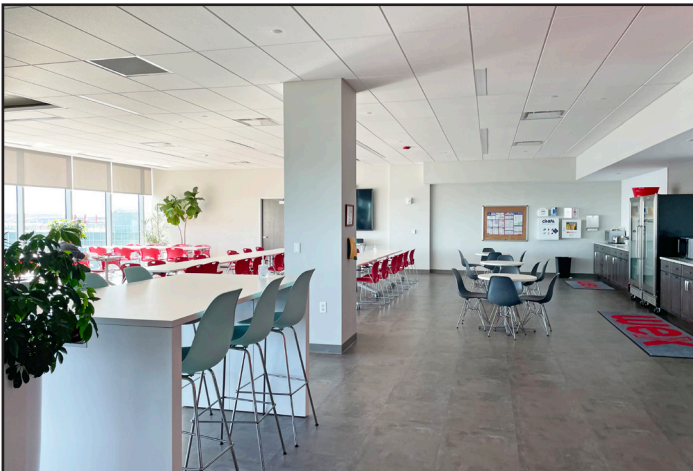
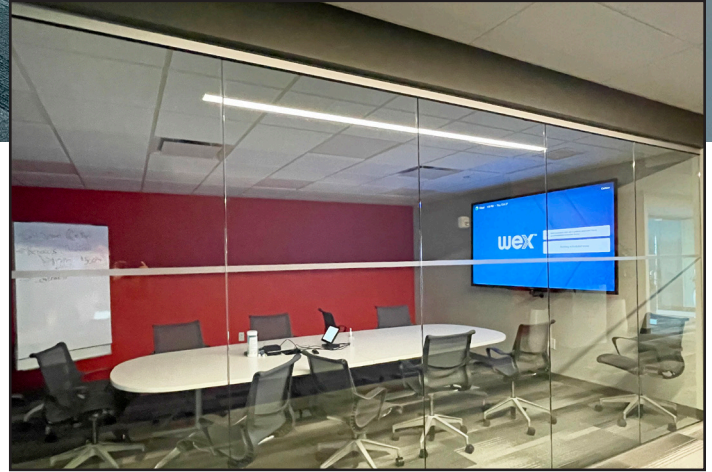
## Property Overview

|                 |  |
|-----------------|--|
| Sublessor       | WEX  |
| Building Size   | 80,000± SF   |
| Available Space | 3rd Floor: 15,458± SF (See attached floor plan highlighted in pink)                      |
| Zoning          | B3   |
| Year Built      | 2020   |
| Construction    | Masonry, metal and glass   |
| Utilities       | Municipal water and sewer, separately metered natural gas and electricity                |
| Parking         | 4± covered parking spaces per 1,000 SF available at market rates                         |
| Elevators       | Yes  |
| Bathrooms       | Common ADA men's and women's   |
| HVAC            | Gas-fired forced hot air, central HVAC   |
| NNN Expenses    | \$7.11/SF - Tenant is responsible for its pro-rata share of building operation expenses. |

**FOR SUBLEASE : \$29.50/SF NNN**





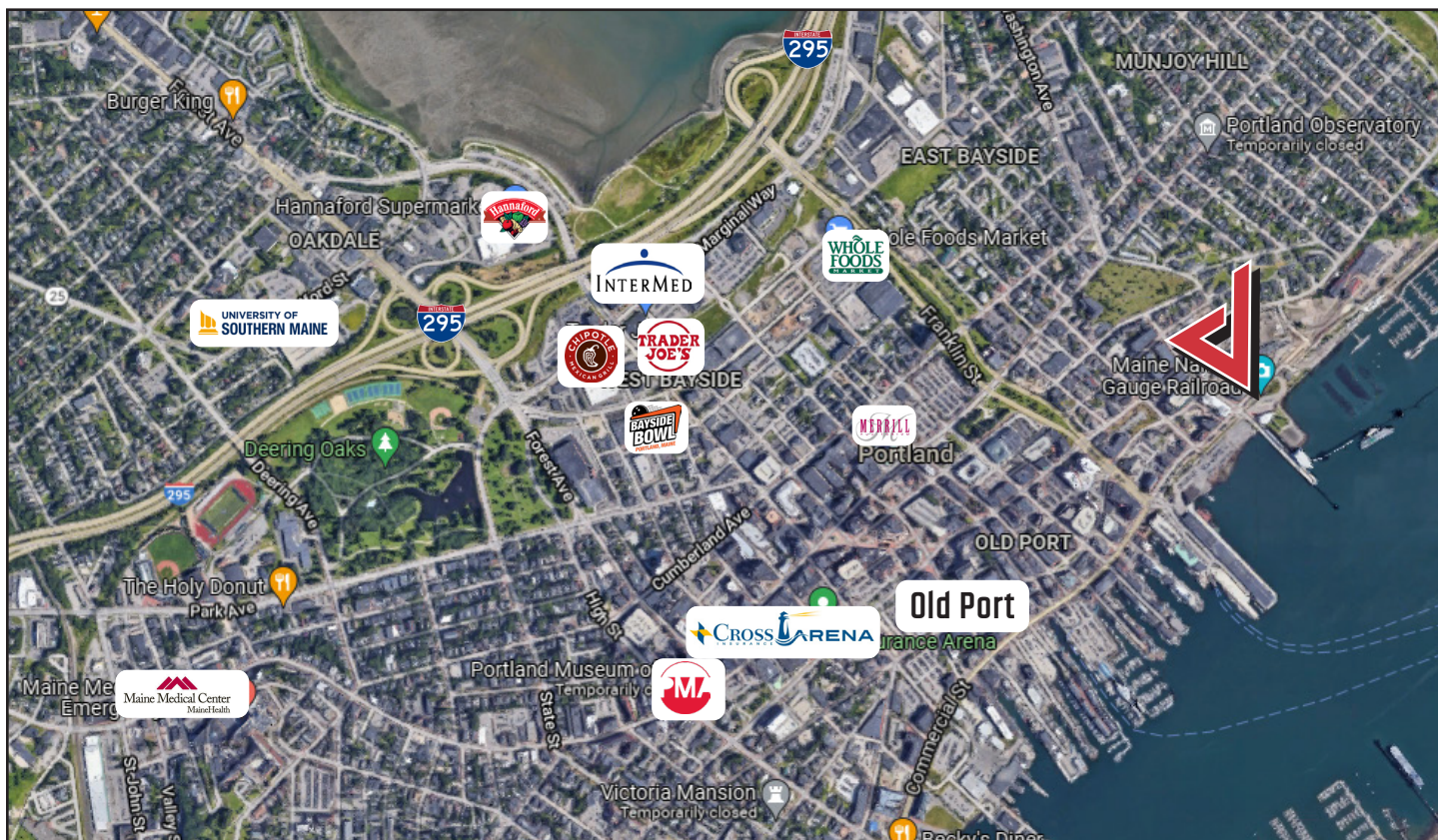
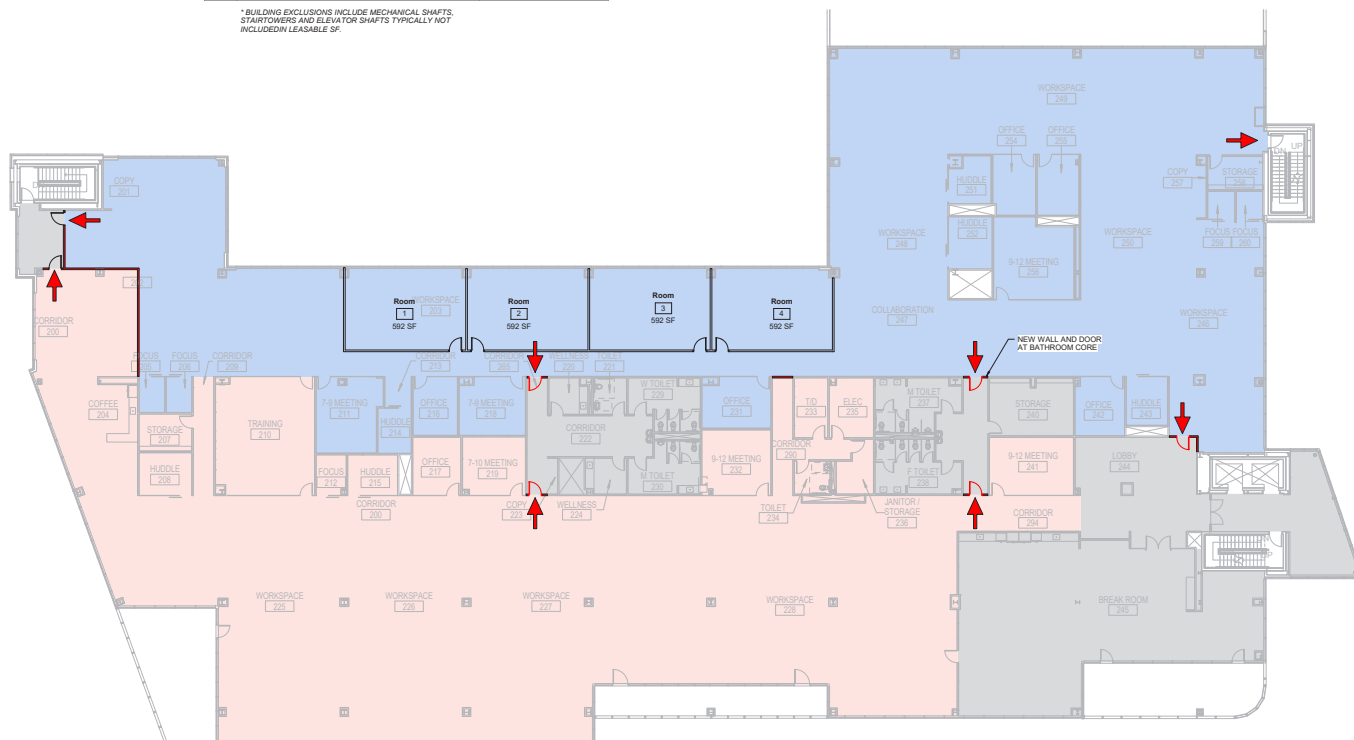




# 100 Fore Street

| AREA TABULATIONS  |                       |           |
|---|-----------------------|-----------|
| <span style="display:inline-block; width:15px; height:15px; background-color:lightcoral; border:1px solid black;"></span> | TENANT 201            | 15,458 SF |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span>  | TENANT 202            | 15,958 SF |
| <span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span>  | COMMON AREA           | 6,494 SF  |
| <span style="display:inline-block; width:15px; height:15px; background-color:white; border:1px solid black;"></span>      | BUILDING EXCLUSIONS * | 1,632 SF  |

\* BUILDING EXCLUSIONS INCLUDE MECHANICAL SHAFTS, STAIRWAYS AND ELEVATOR SHAFTS TYPICALLY NOT INCLUDED IN LEASABLE 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.