FOR SUBLEASE

Class A Office Space

3,510 - 49,607± SF

12 Mountfort Street

Portland, ME

- *New Construction*
- *Flexible Layouts*
- *Outdoor Patios*
- *Covered Parking*

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The Dunham Group | Commercial Real Estate

savills

12 Mountfort Street

Property Description

12 Mountfort is a new, six-story, Class A trophy office tower, located off of Fore Street in Portland's fastest-growing commercial neighborhood. Join Covetrus and Woodard & Curran in this state-of-the-art building, featuring incredible natural light and water views of the Fore River. Design features include 12' exposed ceilings, floor-to-ceiling windows, 5 - 20,000 SF flexible floor plates, private decks for select spaces, and all the well-appointed amenities today's sophisticated workforce expects.

Portland's Waterfront

With over 350 years of history as a center for shipping, fishing, commerce, and travel, the Portland Waterfront offers a unique mix of heritage and innovation. Combining private and public piers in support of a full range of commercial marine activities, Portland Harbor boasts a true working waterfront in the heart of Maine's largest City. The Portland Waterfront also invites tourism with dockside restaurants, historic architecture, harbor tours, and local and international ferry service. Work and play coexist on the waterfront with a fascinating and evolving mix of uses.

The Eastern Waterfront is home to Portland's passenger port with Casco Bay Island ferry service, international ferry service, and cruise ship facilities. Passenger activity has helped to catalyze development in the nearby India Street neighborhood and on nearby underutilized industrial land.

(source: portlandmaine.gov)

Quick Demographics	1 mile	3 mile	5 mile
2022 Population	13,591	67,718	107,734
Growth 2010 - 2022	14.60%	2.64%	3.44%
Median Age	38.40	40.70	41.10
Avg. Household Income	$73,328	$89,421	$94,802

(source: CoStar)

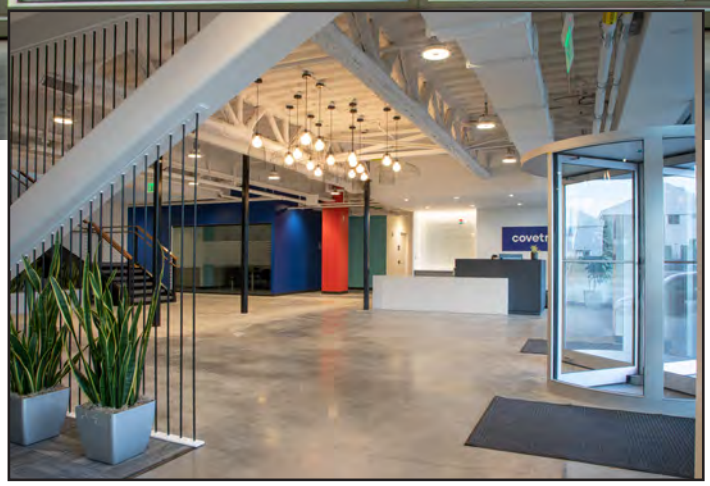
12 Mountfort Street

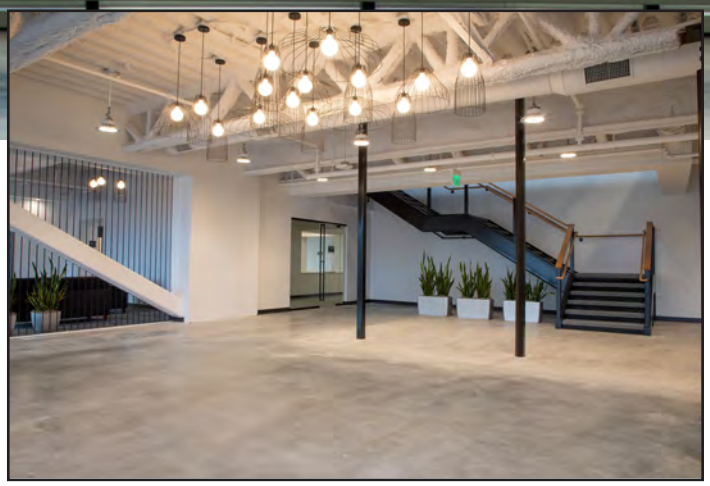
Property Overview

Owner/Landlord	86 Newbury Street, LLC		
Sub-landlord	Covetrus, Inc.		
Building Size	160,000 SF office/parking garage		
Available Space	3,510 - 49,607± SF		
Suite Breakdown	Floor 1 : 9,982± SF Floor 2 : 23,227± SF Floor 4: 3,510± SF	Floor 4: 6,973± SF Floor 4: 5,915± SF Total: 49,607± SF	(floorplans available upon request)
Availability	Immediately - see broker for details		
Assessor's Reference	Map 20, Lot C-9		
Zoning	R7 (Compact Urban Residential) & IS-FBC (India Street Form-Based Code)		
Year Built	2022		
Utilities	Municipal water/sewer, electric and natural gas		
Flooring	Mix of sealed slab concrete and commercial carpet		
HVAC	Central AC, separate zone throughout		
Lighting	Recessed and hung LED lights throughout		
Sprinkler System	Yes, wet system		
Bathrooms	Multiple on each floor, in-common and dedicated		
Elevators	Multiple passenger and freight		
Parking	Available on-site and in nearby garages and surface lots, see broker for details		
Accessibility	ADA-compliant		

FOR LEASE : $26.00 - $30.00/SF NNN
NNN Expenses : $4.66/SF

12 Mountfort Street





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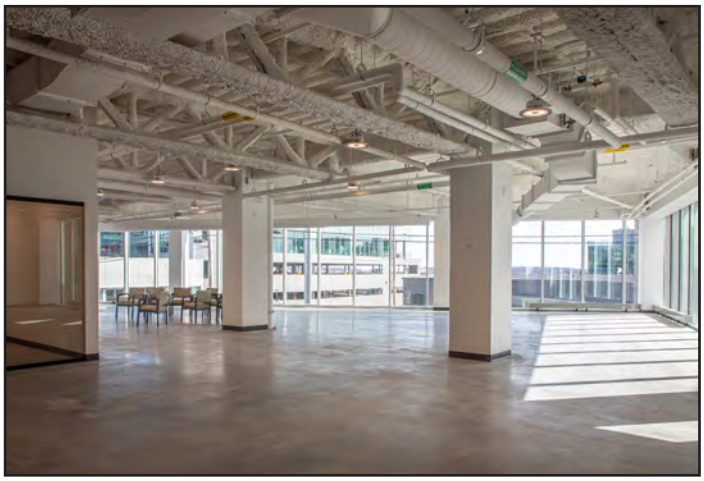

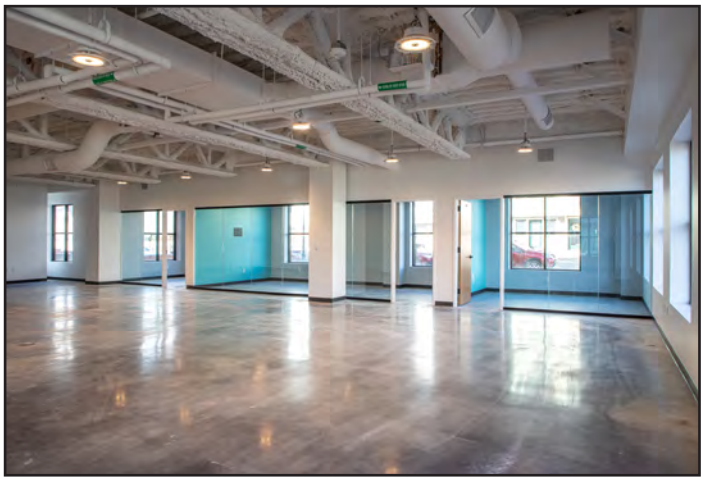

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.