

For Lease
Retail/Office Suites
\$18.25-\$19.25/SF MG



Highly Visible Office/Retail Building

30 Danforth Street & 41 York Street
Portland, Maine

Property Highlights

- 5 Suites Available
- Class A Office/Retail Building
- Parking Available in Landlord Owned Lots



Property Description

We are pleased to offer multiple suites for lease at 30 Danforth Street and 41 York Street. The property is a quintessential Old Port brick and beam office building. The location is in close proximity to the arts district and financial district and offers its tenants a free on-site fitness room. Parking is available in adjacent landlord owned lots.

Broker Contact

Katie Allen
207.773.7100
katie@dunhamgroup.com

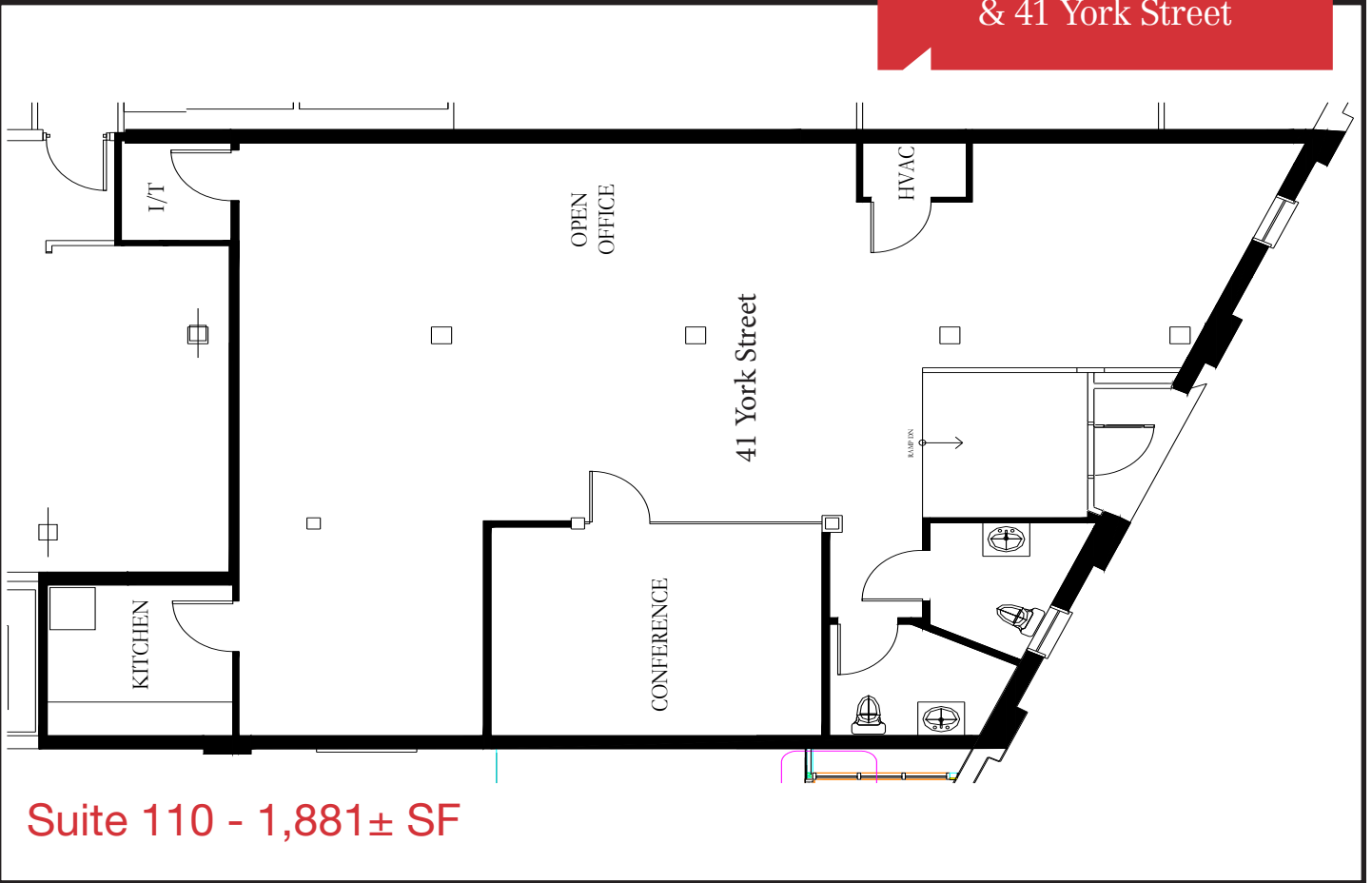
30 Danforth Street
& 41 York Street

Property Overview

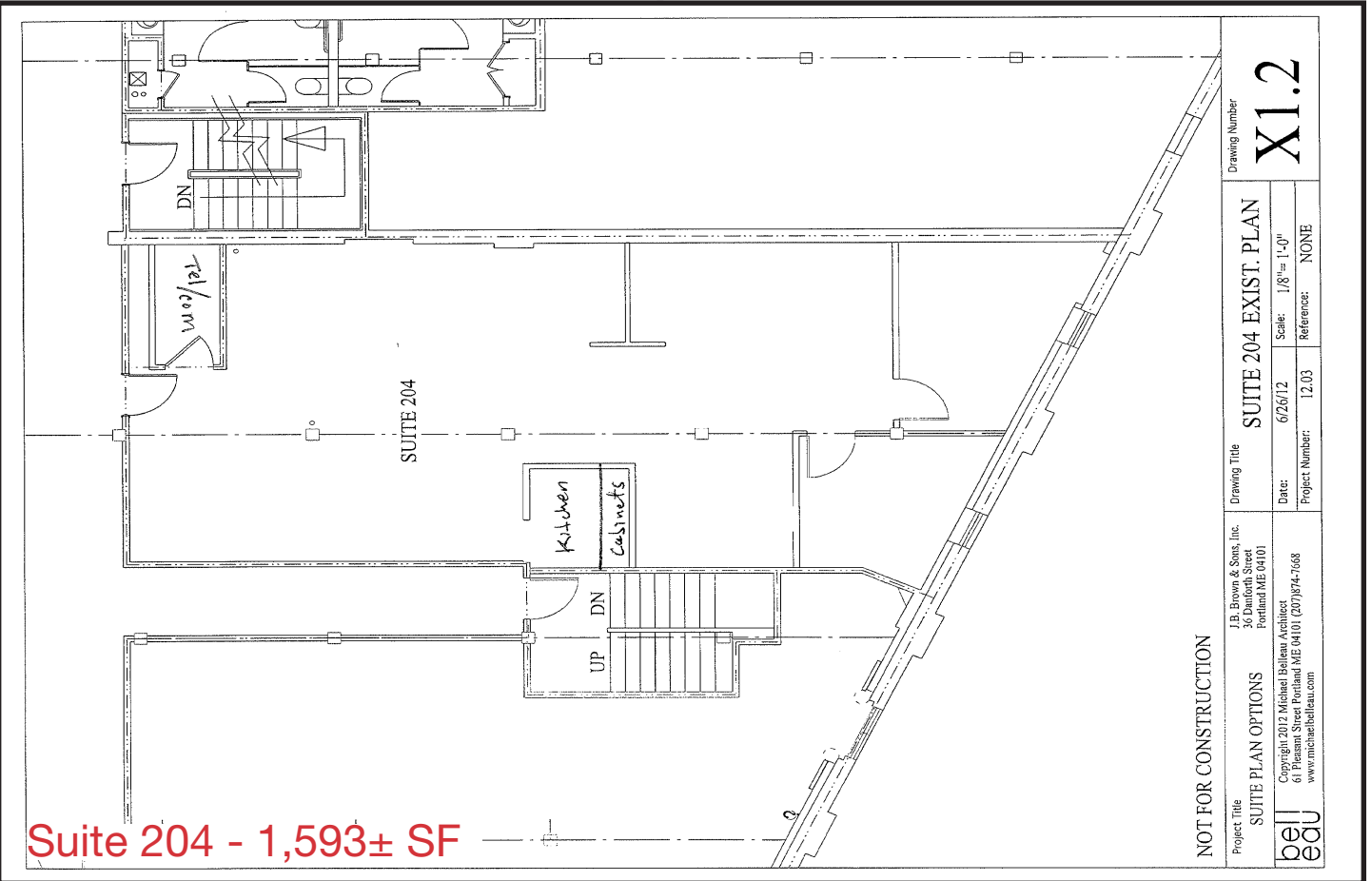
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|------------------|---|
| Landlord | JB Brown & Sons |
| Available Spaces | Suite 110 - 1,881± SF - street level retail/office on Danforth Street Suite 204 - 1,593± SF - office Suite 209 - 1,632± SF - office Suite 305 - 2,350± SF - office 41 York Street - 2,900± SF - street level retail/office on York Street |
| Utilities | Public water and sewer, electricity, natural gas, telephone and cable |
| Electric & Gas | Separately metered |
| Lighting | Commercial grade fixtures |
| Flooring | Vinyl tile, wood, and carpet |
| Elevator | Access to all floors |
| Restrooms | Common restrooms |
| Zoning | Downtown Business (B3) |
| Parking | Available at market rates |
| Miscellaneous | Fitness facility available to all tenants |

SUITE 110, 204, 209 & 305 : \$18.25/SF MG
41 YORK STREET : \$19.25/SF MG





Suite 110 - 1,881± SF

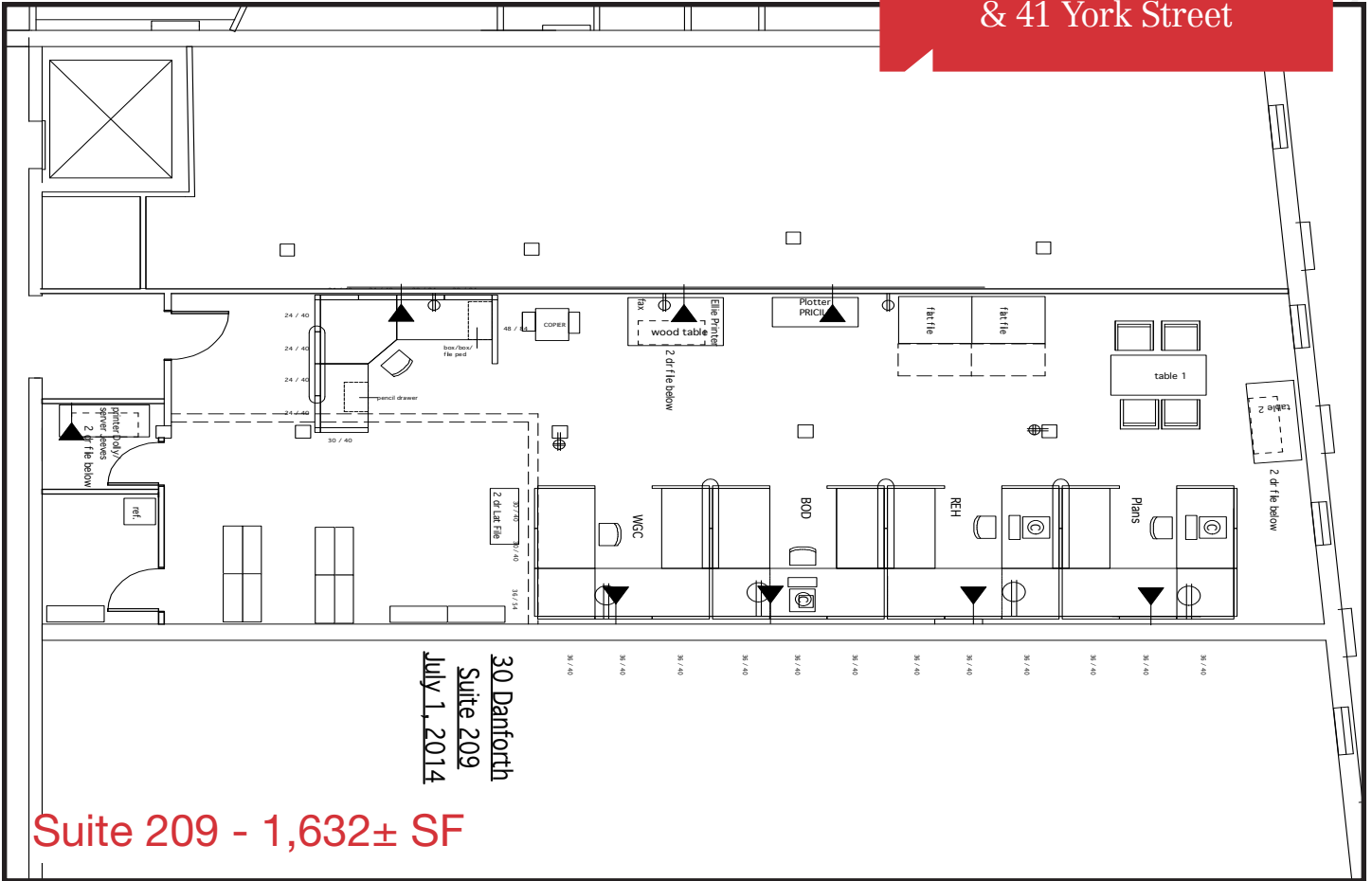


Suite 204 - 1,593± SF

NOT FOR CONSTRUCTION

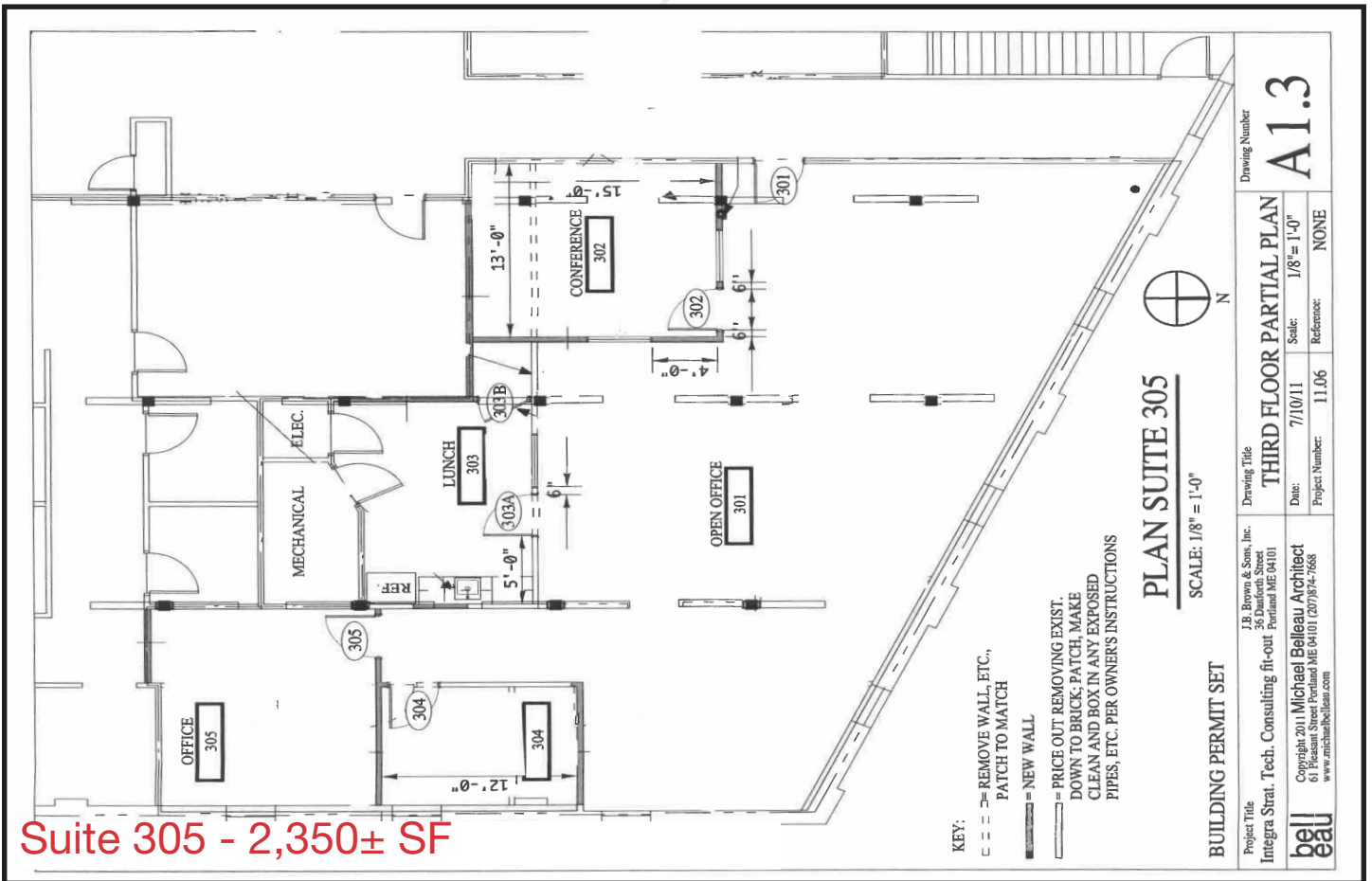
| | | | |
|--|---|------------------------|--------------------|
| Project Title SUITE PLAN OPTIONS | Drawing Title SUITE 204 EXIST. PLAN | | |
| | Date: 6/26/12 | Scale: 1/8" = 1'-0" | Reference: NONE |
| Project Number: 12.03 | Drawing Number X1.2 | | |
| J.B. Brown & Sons, Inc. 30 Danforth Street Portland ME 04101 | | | |
| Copyright 2012 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com | | | |

bell
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30 Danforth
Suite 209
July 1, 2014

Suite 209 - 1,632± SF



KEY:
 --- = REMOVE WALL, ETC., PATCH TO MATCH
 - - - - = NEW WALL
 --- = PRICE OUT REMOVING EXIST. DOWN TO BRICK; PATCH, MAKE CLEAN AND BOX IN ANY EXPOSED PIPES, ETC. PER OWNER'S INSTRUCTIONS

PLAN SUITE 305
 SCALE: 1/8" = 1'-0"

BUILDING PERMIT SET

| | | |
|--|--|-------------------------------|
| Project Title 1.B. Bryans & Sons, Inc. 200 S. Main Street Portland ME 04101 | Drawing Title THIRD FLOOR PARTIAL PLAN | Drawing Number A1.3 |
| Integra Stral. Tech. Consulting fit-out Portland ME 04101 | Date: 7/10/11 | Scale: 1/8" = 1'-0" |
| Copyright © 2011 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7658 www.michaelbelleau.com | Project Number: 11.106 | Reference: NONE |

Suite 305 - 2,350± SF

