

FOR LEASE

Office Space

1,900± SF | \$18.50/SF MG



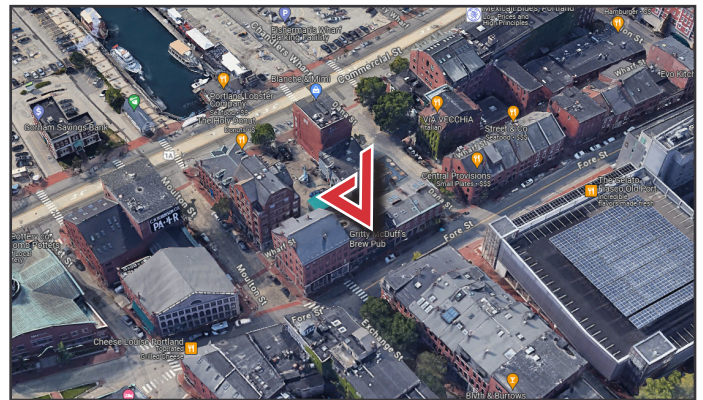
396 Fore Street, Portland

Property Highlights

- *Excellent Old Port Location*
- *3rd Floor Brick & Beam Office Space*
- *Available Immediately*
- *Harbor Views*

Property Description

We are pleased to offer a 1,900± SF office suite for lease at 396 Fore Street in Portland. The available suite is on the third floor and offer views of Portland Harbor. The building offers an excellent Old Port location, great walkability, and access to restaurants and coffee shops. Join Gritty's at this popular Portland locale.



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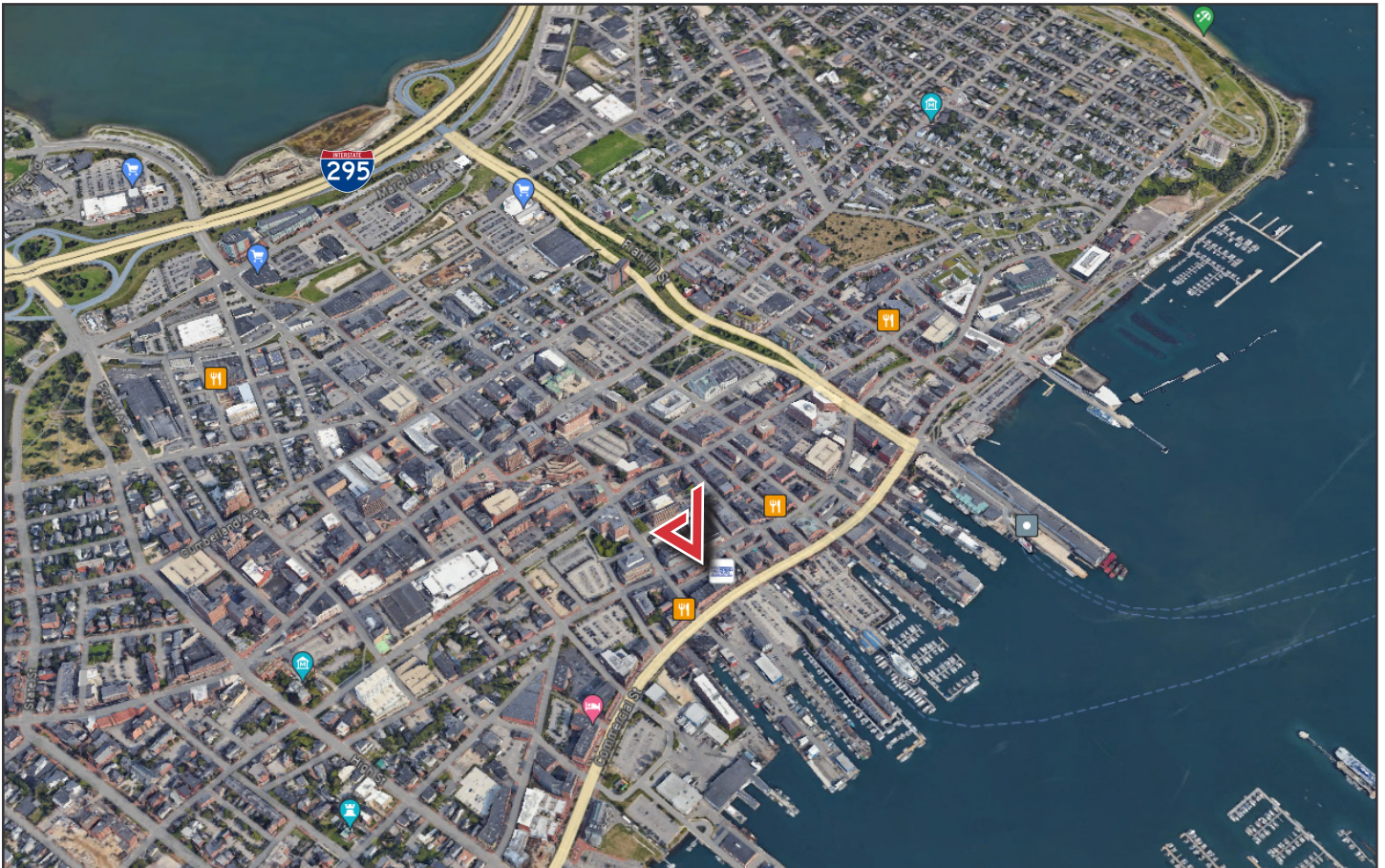
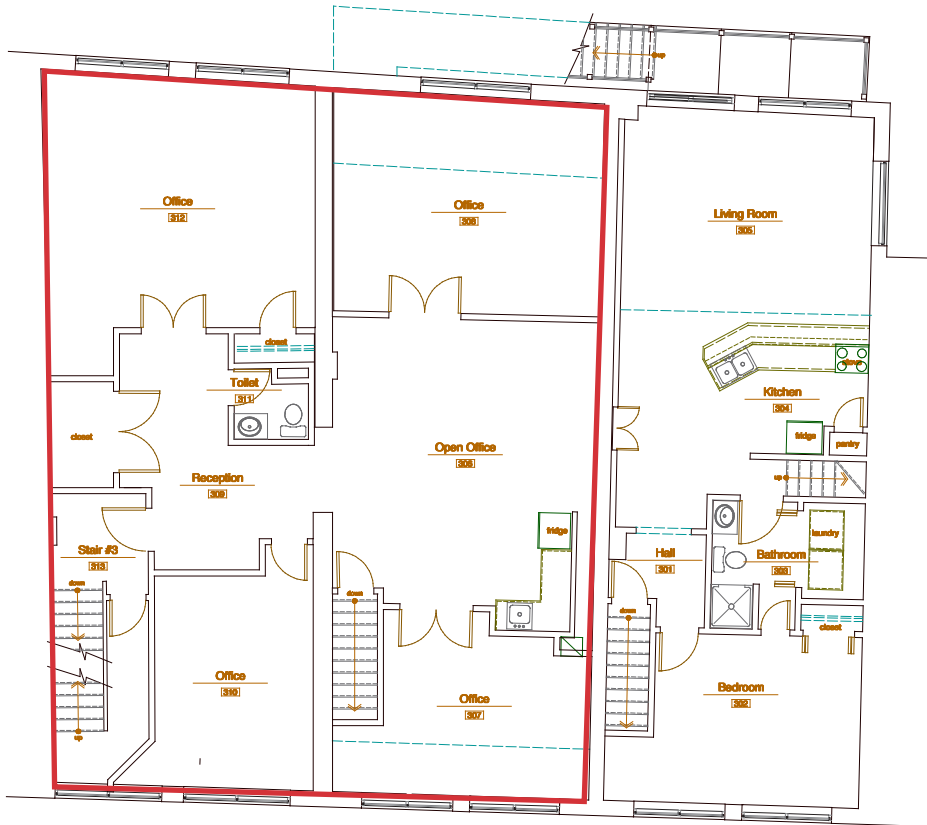
396 Fore Street

Property Overview

Owner	Beer Guys, LLC
Building Size	12,000± SF
Space Available	Suite B: 1,900± SF, third floor
Assessor's Reference	Map 32, Block J, Lot 4
Zoning	B3
Year Built	1875 & 1900
Flooring	Wood and tile
HVAC	Mini splits with forced air distribution
Utilities	\$3.50/SF for utilities, includes HVAC and electric
Bathrooms	One (1) per suite
Kitchenette	Exclusive use
Parking	Available in area surface lots
Kitchenette	Exclusive use

FOR LEASE : \$18.50/SF MG
Utilities: \$3.50/SF, includes HVAC and electric

Suite B : 1,900± 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.