

FOR LEASE

Office/Retail Space

212 - 8,197± SF | \$17-\$19/SF MG



415 Congress Street, Portland

Property Highlights

- *Various Office Suites*
- *Street-level Retail Space*
- *Excellent Downtown Location*

Property Description

We are pleased to offer multiple floors of office space with sizes ranging from 212 - 8,197± SF and a 1,875± SF street-level retail space (with finished basement space included) for lease at 415 Congress Street. This historic building is located in the heart of Portland's Financial District and within walking distance of everything Downtown has to offer.



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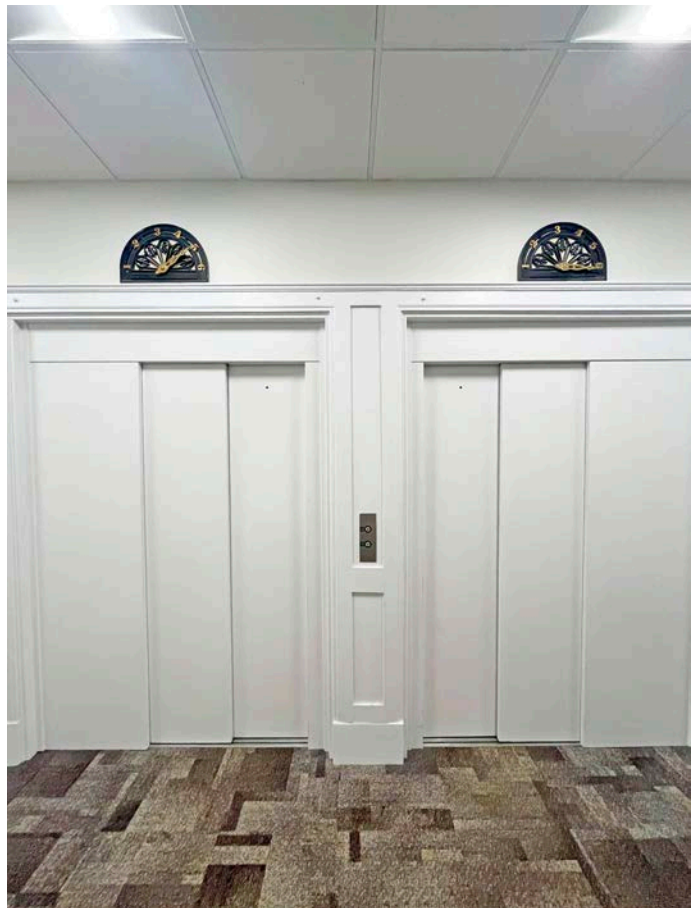
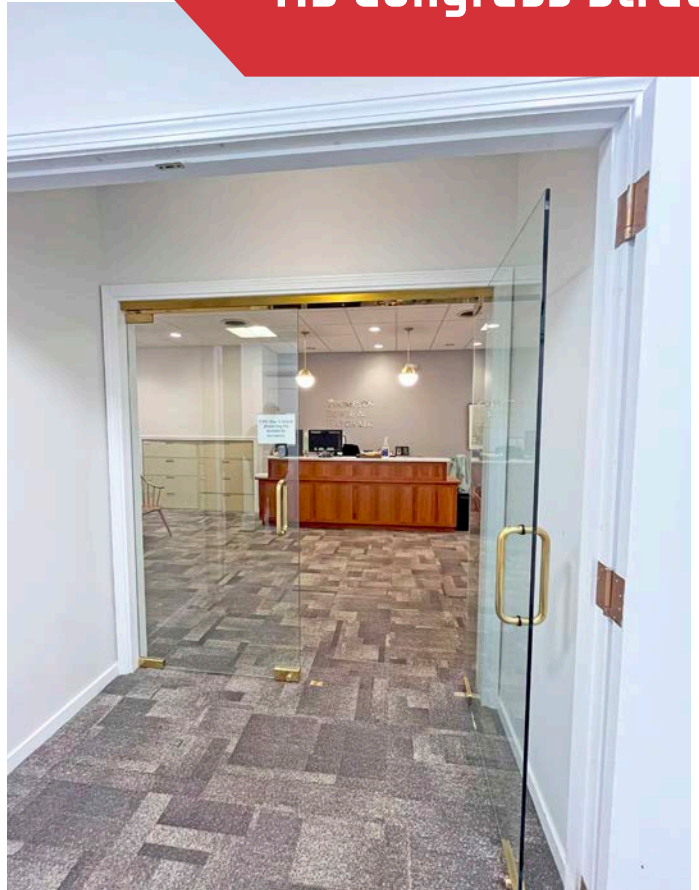
Property Overview

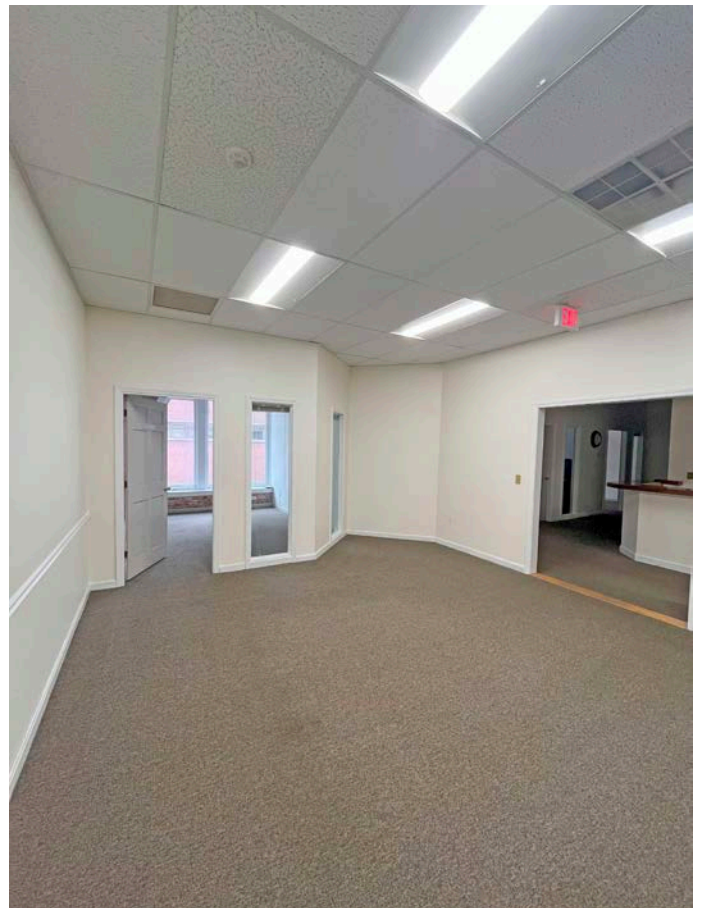
Owner	Ashby Team, LLC
Assessor's Reference	Map 27, Block B, Lot 7
Lot Size	0.19± acres
Building Size	57,743± SF
Zoning	B3 & DEOZ
Year Built	1912
Utilities	Public water and sewer
Building Construction	Brick/block
HVAC	Electric heat pumps

Available Space

Suite 100: 1,875± SF (with 820 SF finished basement included in rent)	Retail	Rent: \$19.00/SF MG	Electricity & Heat: \$2.00/SF
Suite 201: 4,801± SF	Office	Rent: \$17.00/SF MG	Electricity & Heat: \$2.00/SF
Suite 202: 1,257± SF	Office	Rent: \$17.00/SF MG	Electricity & Heat: \$2.00/SF
Suite 203: 513± SF	Office	Rent: \$17.00/SF MG	Electricity & Heat: \$2.00/SF
Suite 204: 212± SF	Office	Rent: \$17.00/SF MG	Electricity & Heat: \$2.00/SF
Suite 205: 984± SF	Office	Rent: \$17.00/SF MG	Electricity & Heat: \$2.00/SF
Suite 206: 374± SF	Office	Rent: \$17.00/SF MG	Electricity & Heat: \$2.00/SF
Entire Floor: 8,140± SF			
Suite 501: 8,084± SF	Office	Rent: \$19.00/SF MG	Electricity & Heat: \$2.00/SF
Suite 601: 8,197± SF	Office	Rent: Negotiable	Electricity & Heat: \$2.00/SF

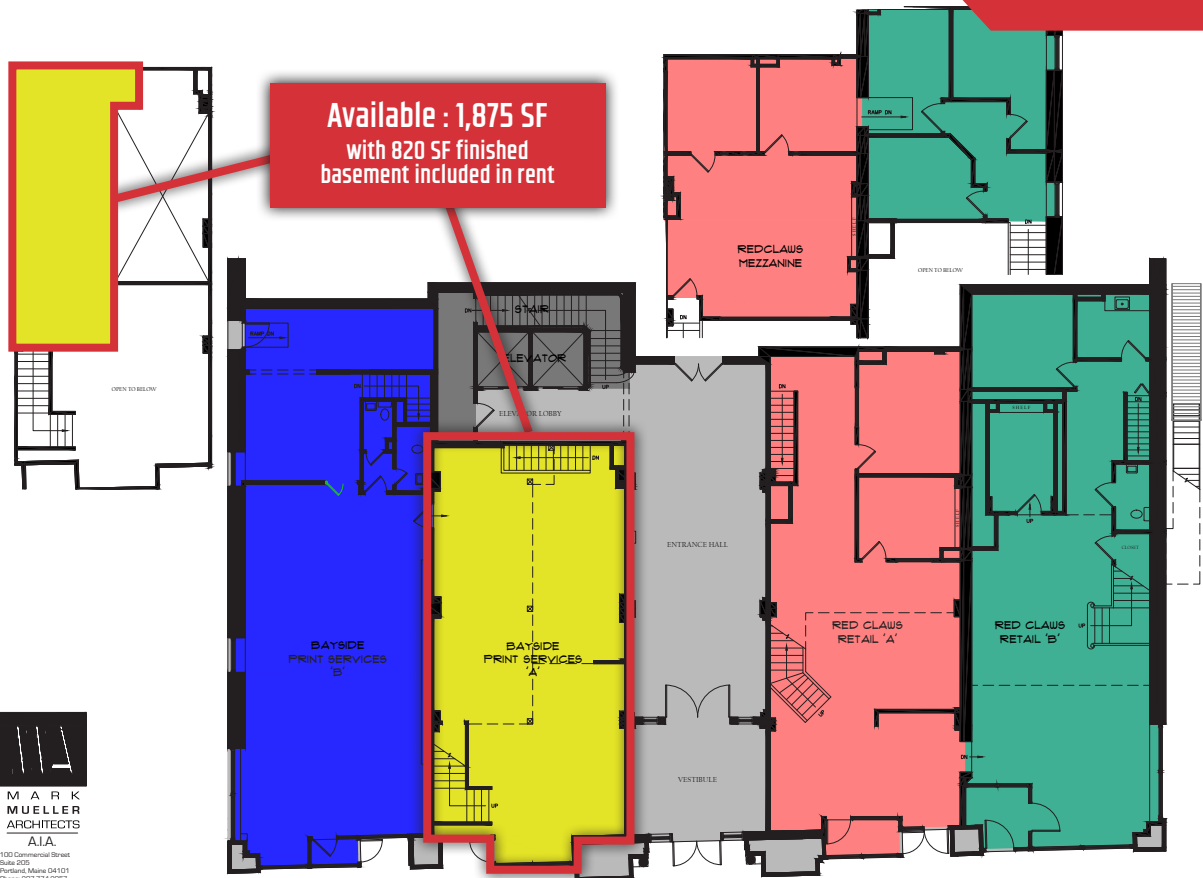






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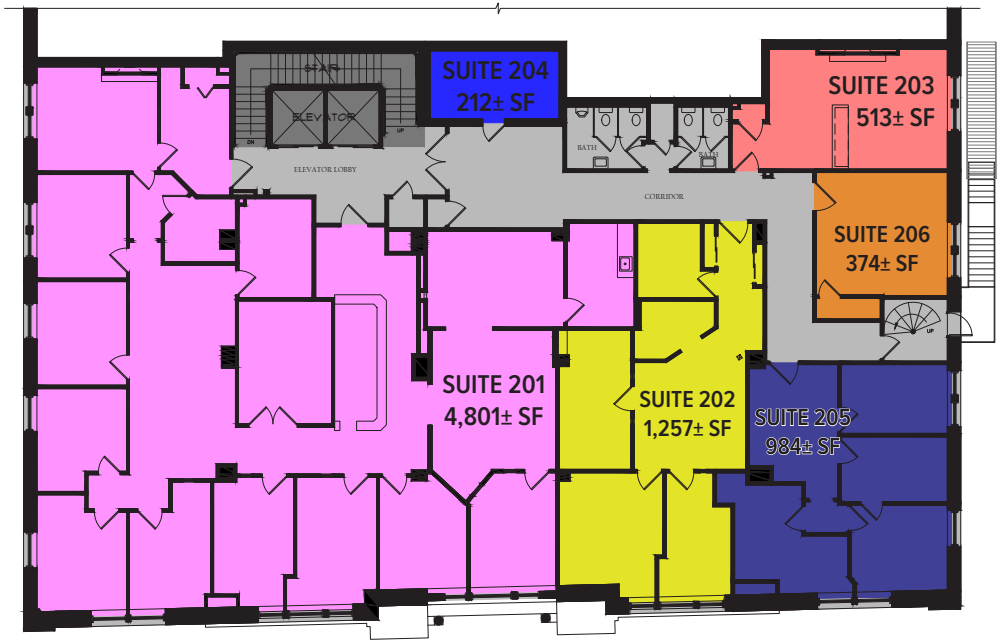
1ST FLOOR PLAN
3/32" = 1'-0"

JANUARY 17, 2018



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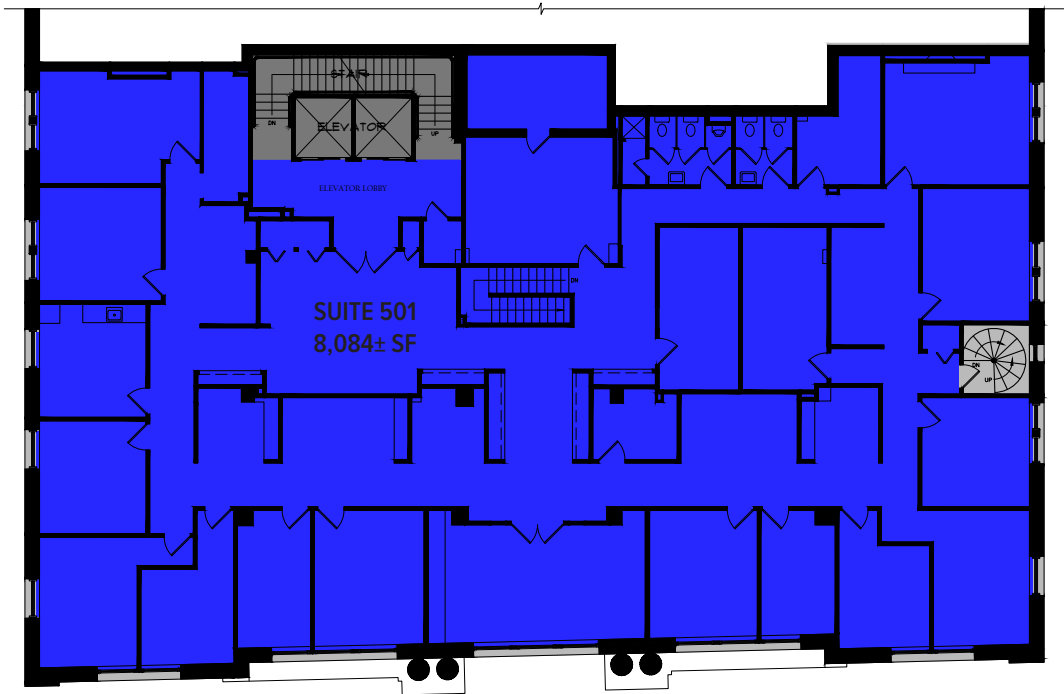
2ND FLOOR PLAN
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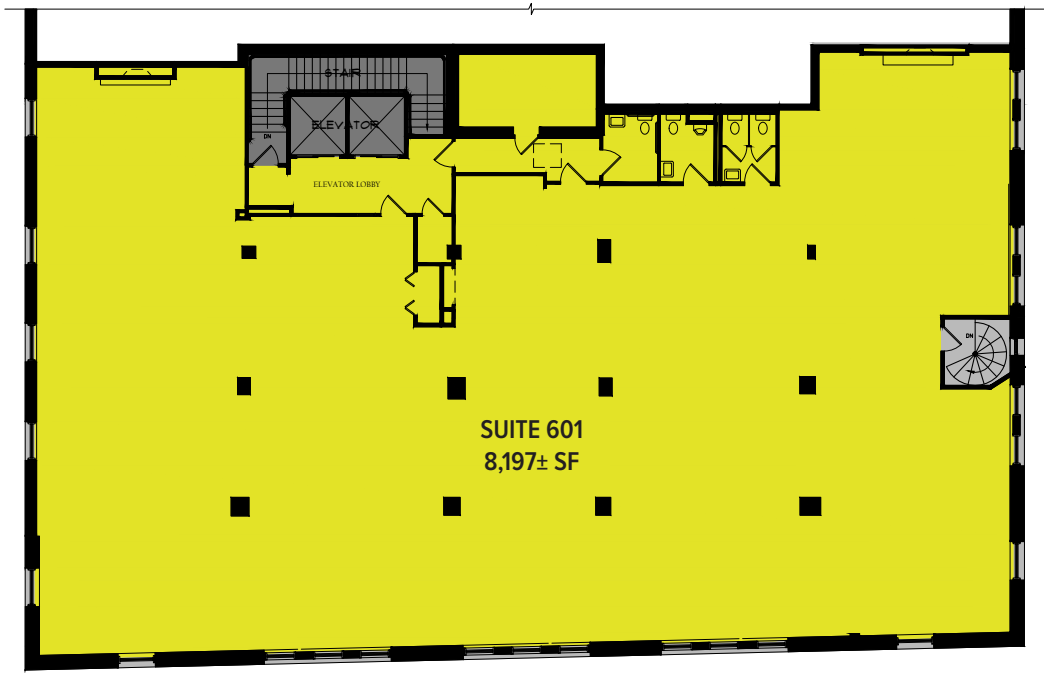
5TH FLOOR PLAN

3/32" = 1'-0"

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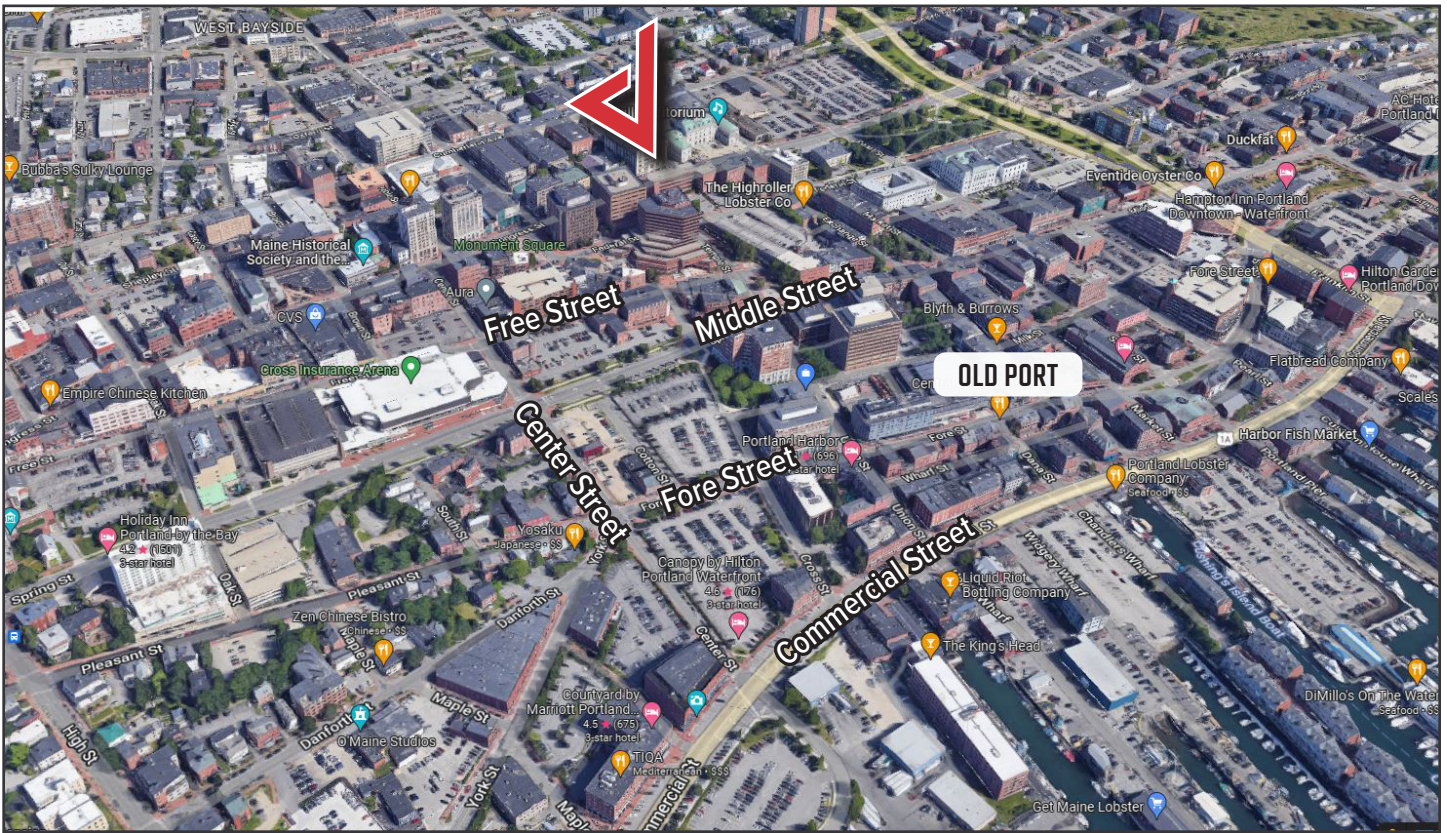
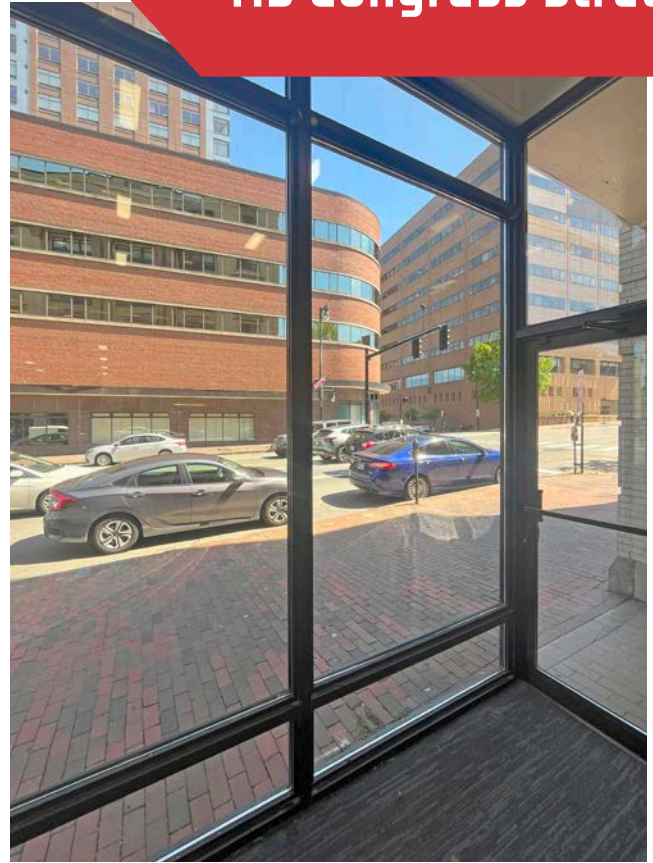
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6TH FLOOR PLAN

3/32" = 1'-0"

415 Congress Street



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.