

For Lease  
Office Suite  
3,871± SF | \$14.00/SF MG



## Ideal Old Port Location

45 Exchange Street  
Portland, Maine

## Property Highlights

- Flexible floorplan
- Elevator opens directly to suite
- Excellent Old Port location



## Property Description

We are pleased to offer the entire fourth floor at 45 Exchange Street for lease. The suite offers multiple private offices, conference room, kitchenette and multiple restrooms. Located in the heart of the Old Port, the building is surrounded by coffee shops, restaurants and retail stores.

### Broker Contact

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## 45 Exchange Street

### Property Overview

Property Type	Office
Owner	45 Exchange Street, LLC
Building Size	25,071± SF
Available Space	4th floor - 3,871± SF
Building Age	1900
Construction	Brick & Stone
Flooring	Carpet and tile
Heating	Central HVAC - natural gas fired system
Elevator	One (1) passenger
Restrooms	Two (2) exclusive use restrooms
Parking	Available in area garages
Miscellaneous	<ul style="list-style-type: none"><li>- Professionally managed property</li><li>- En suite Kitchen</li></ul>

**LEASE RATE : \$14.00/SF MG**

