

FOR LEASE

Office Space

3,749 - 7,528± SF | \$14.00/SF NNN



480 Congress Street, Portland

Property Highlights

- *Recently Renovated Office Suites*
- *Excellent Downtown Location*
- *Join Chase Bank*

Property Description

We are pleased to offer turn-key 2nd and 3rd floor office space for lease at 480 Congress Street in Portland. Both suites have been recently renovated and offer private elevator access, private bathrooms, and multiple kitchenettes. The 2nd floor suite is 3,749± SF and has 7 private offices and a conference room. The 3rd floor suite is 3,779± SF and has 3 private offices and a conference room. Located in the heart of Portland's Financial District and within walking distance of everything Downtown has to offer.



Joe Atwood | joe@dunhamgroup.com

Tom Moulton, CCIM, SIOR | tmoulton@dunhamgroup.com

207.773.7100 | www.dunhamgroup.com



Property Overview

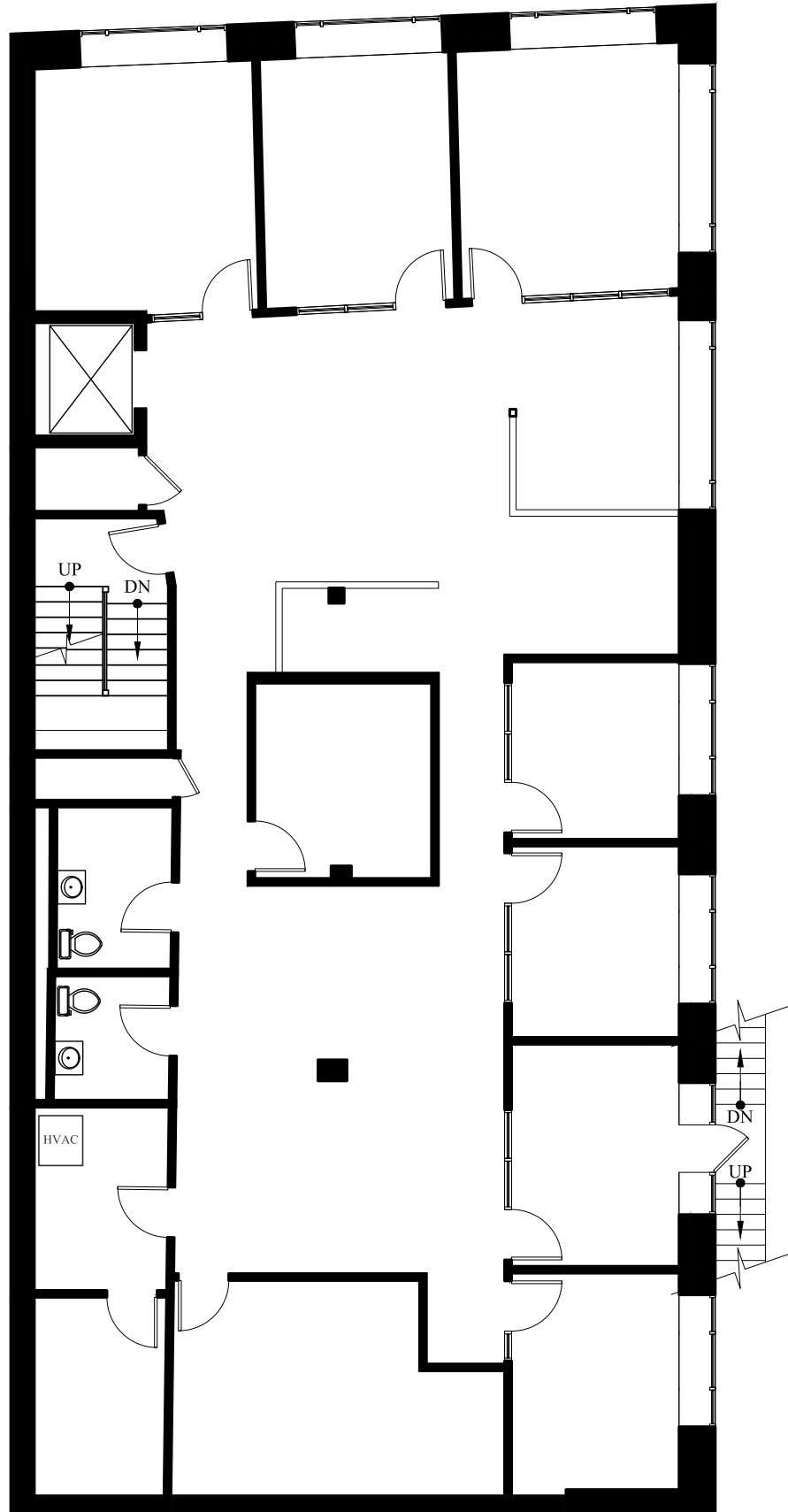
Owner	Ashby Team, LLC
Assessor's Reference	Map 37, Block I, Lot 4
Lot Size	0.0891± acres
Building Size	14,784± SF
Zoning	B3 & DEOZ
Year Built	1911
Utilities	Public water and sewer
Building Construction	Brick/block
HVAC	Electric heat pumps

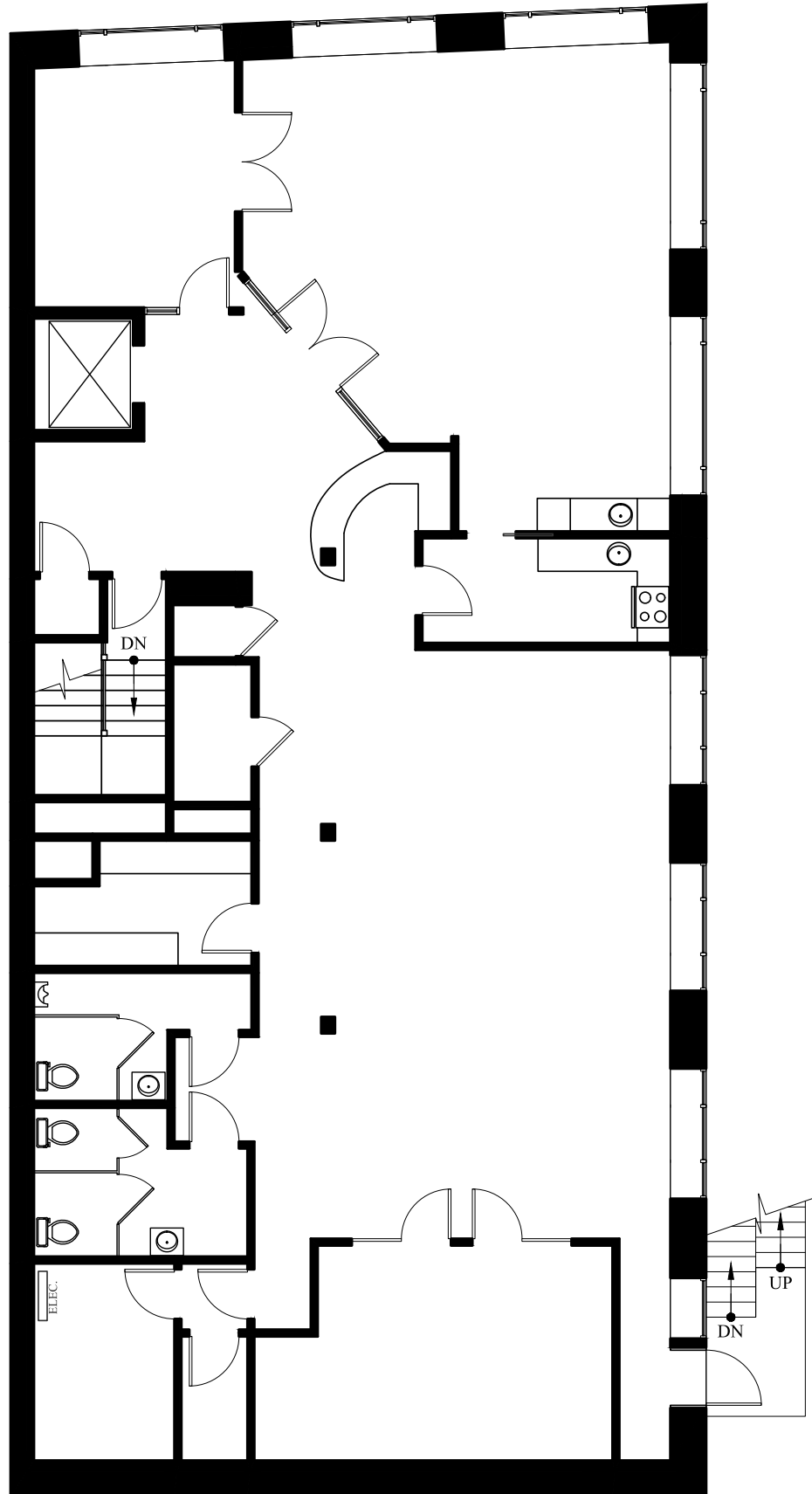
Available Space

Second Floor: 3,749± SF	Office	Rent: \$14.00/ SF NNN	CAM: \$4.00/SF (Utilities included)
Third Floor: 3,779± SF	Office	Rent: \$14.00/ SF NNN	CAM: \$4.00/SF (Utilities included)

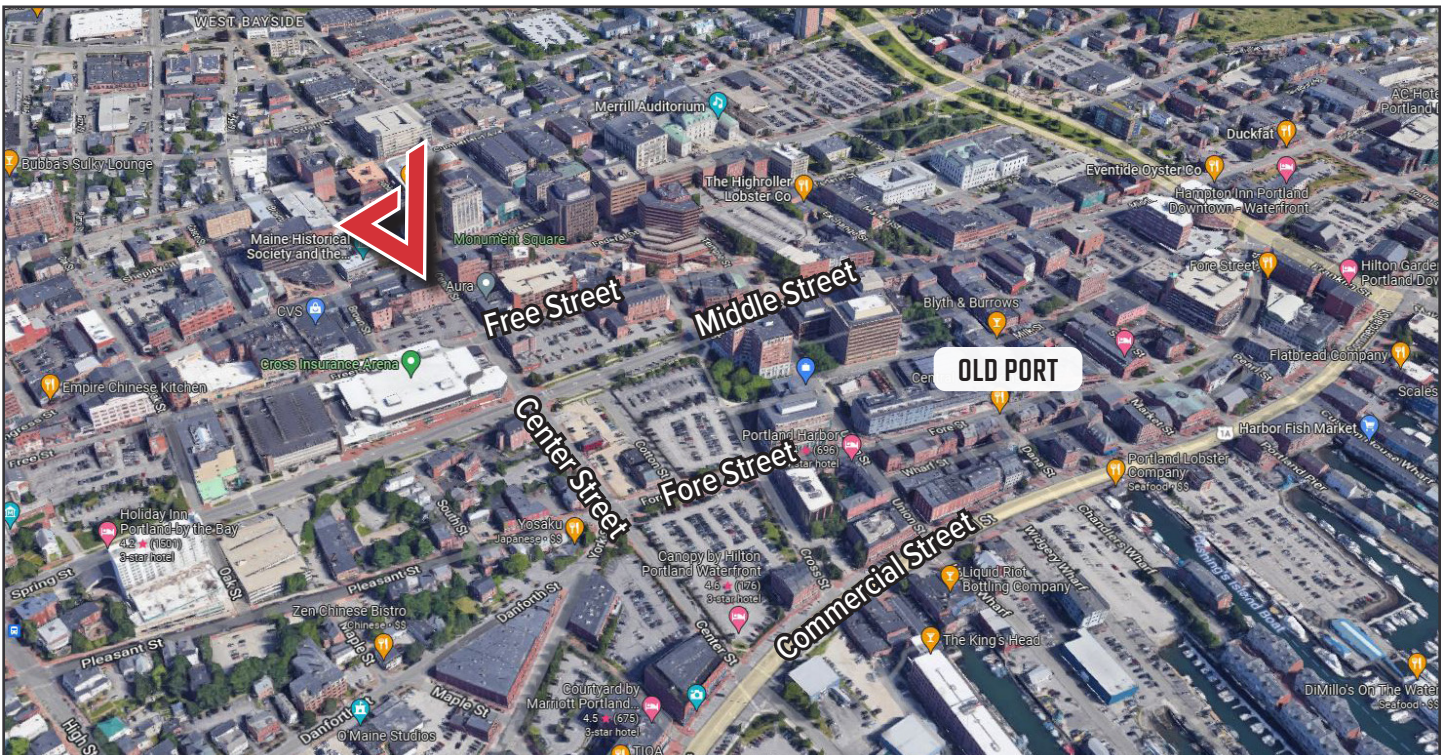








480 Congress Street



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.