

FOR LEASE

Office Space

1,947 - 4,930± SF | \$16.00/SF MG



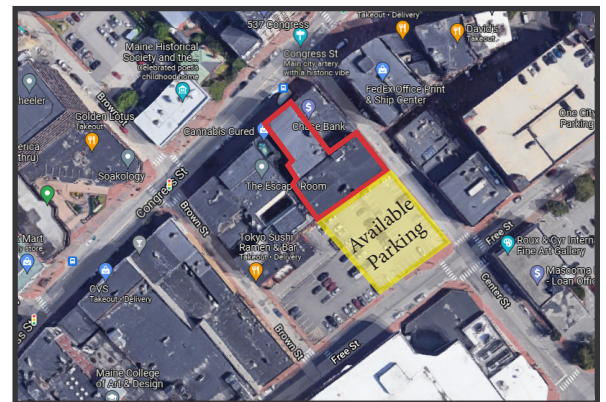
482 Congress Street, Portland

Property Highlights

- Central Downtown Location
- Parking available in adjacent Landlord owned lot
- On-site property manager
- Build-to-suit based on Tenant's requirements

Property Description

We are pleased to offer 1,947 - 4,930± SF of second floor office space and 2,613± SF of fifth floor office space at 482 Congress Street in Portland for lease. The property is located in the heart of Downtown Portland's financial district. The spaces offer large windows and flexible layouts. The Center Street entrance to the building will soon undergo a full, modern renovation creating a welcoming light filled experience.



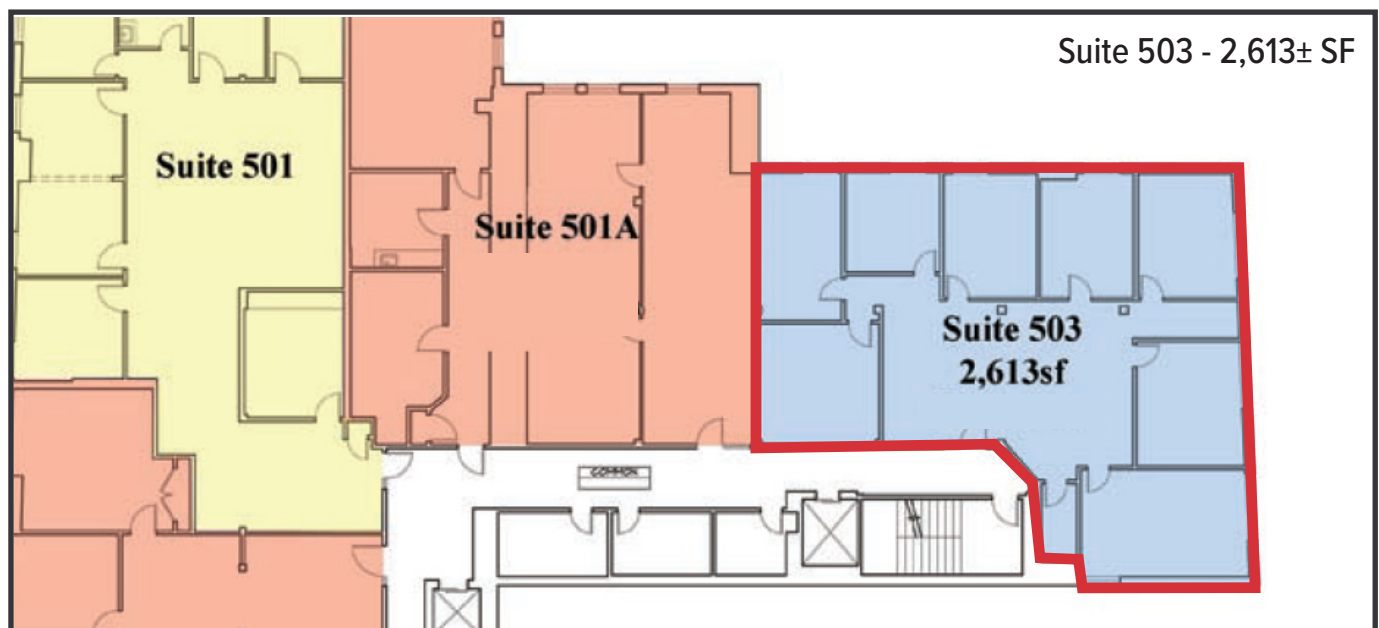
Broker Contact

Tom Moulton CCIM, SIOR
Katie Allen Breggia
tmoulton@dunhamgroup.com
katie@dunhamgroup.com

Property Overview

Owner	Center Congress LLC	
Building Size	65,016± SF	
Available Space	7,543± SF	
Space Breakdown	Suite 200	2,983± SF (can be combined with 201 & 201A for 4,930 SF)
	Suite 201 & 201A	1,947± SF (can be combined with 200 for 4,930 SF)
	Suite 503	2,613± SF
Year Built	1900	
Assessor's Reference	Map 37, Block I, Lot 3	
Zoning	B3 & DEOZ Overlay	
Building Construction	Brick and beam	
Floors	Carpet & tile	
Lighting	Parabolic & LED	
HVAC	Central HVAC, natural gas - heat pumps	
Elevator	Yes, two (2) passenger elevators	
Utilities	Municipal water and sewer, natural gas. Tenant pays its electrical and heating costs.	
Parking	Available at market rates. Landlord owns adjacent parking lot on Center Street.	

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Suite 200 - 2,983± SF

The floor plan for Suite 200 shows a large central room (48'7" x 32'6") and four smaller rooms: 10'0" x 10'7", 12'9" x 6'1", 18'0" x 20'0", and 30'11" x 13'7". A bathroom (10'6" x 9'11") is located in the top right corner. The plan also includes a staircase and a small utility area.

ROOM 48'7" x 32'6"

ROOM 10'0" x 10'7"

ROOM 12'9" x 6'1"

ROOM 18'0" x 20'0"

ROOM 30'11" x 13'7"

ROOM 10'6" x 9'11"

FLOOR 1

Suite 201 & 201A - 1,947± SF

Relocated 202

Conference Room

New Falcon Space

Existing Falcon Space

Combined 201 & 201A

New Hallway

Live / Work Conversion

Ext 200

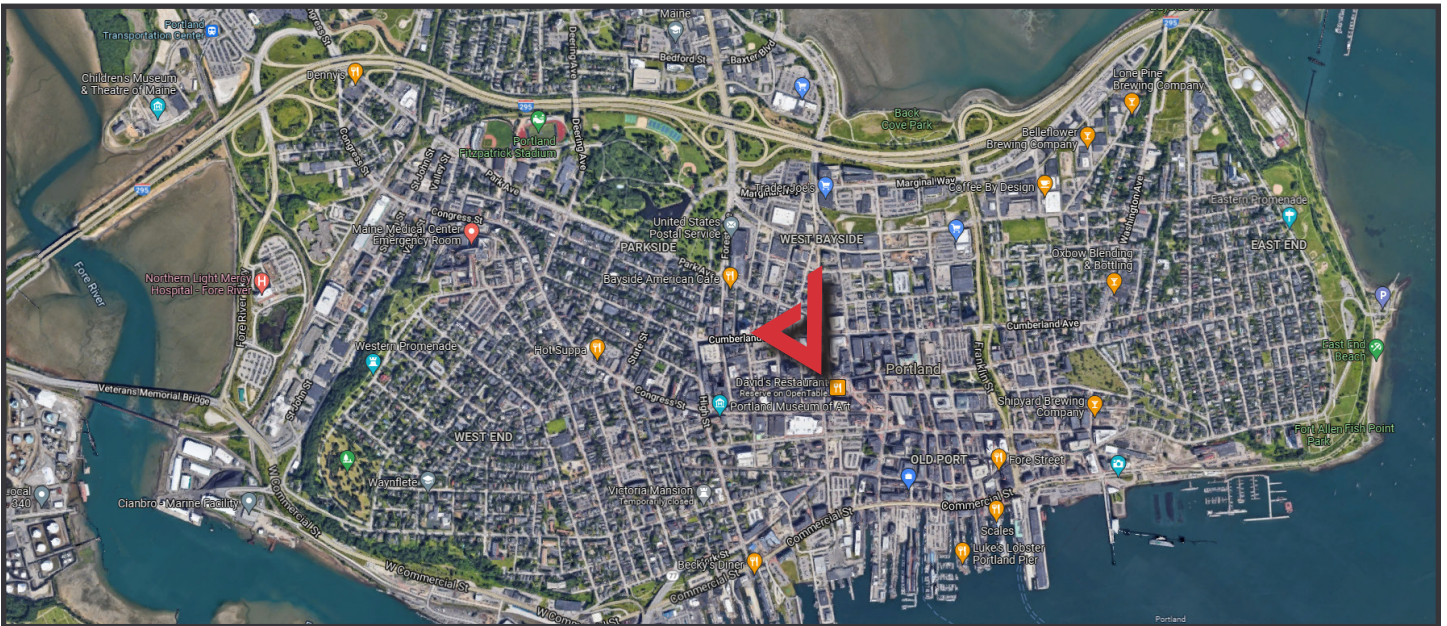
Center Street

Commercial Street

Legend

- Wall Division
- ▤ Non-Structural
- ▥ Structural
- ◻ Window in Wall
- Door

SECOND FLOOR



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.