

# FOR LEASE

## Office Suites

1,100 - 2,350± SF | \$22/SF MG



## 53 York Street, Portland

### Property Highlights

- *Downtown Office Suites*
- *Move-in Condition*
- *Professionally Managed*

### Property Description

We are pleased to offer two modern, move-in ready office suites for lease at 53 York Street in Portland. Suite 201 offers 1,100± SF and features an open layout, one private office, a kitchenette, and a private restroom. Suite 301 is 1,250± SF and includes an open space, two private offices, and a private restroom. Located just steps from Downtown Portland and the Old Port, 53 York provides easy access to the city's vibrant business, dining, and waterfront amenities.



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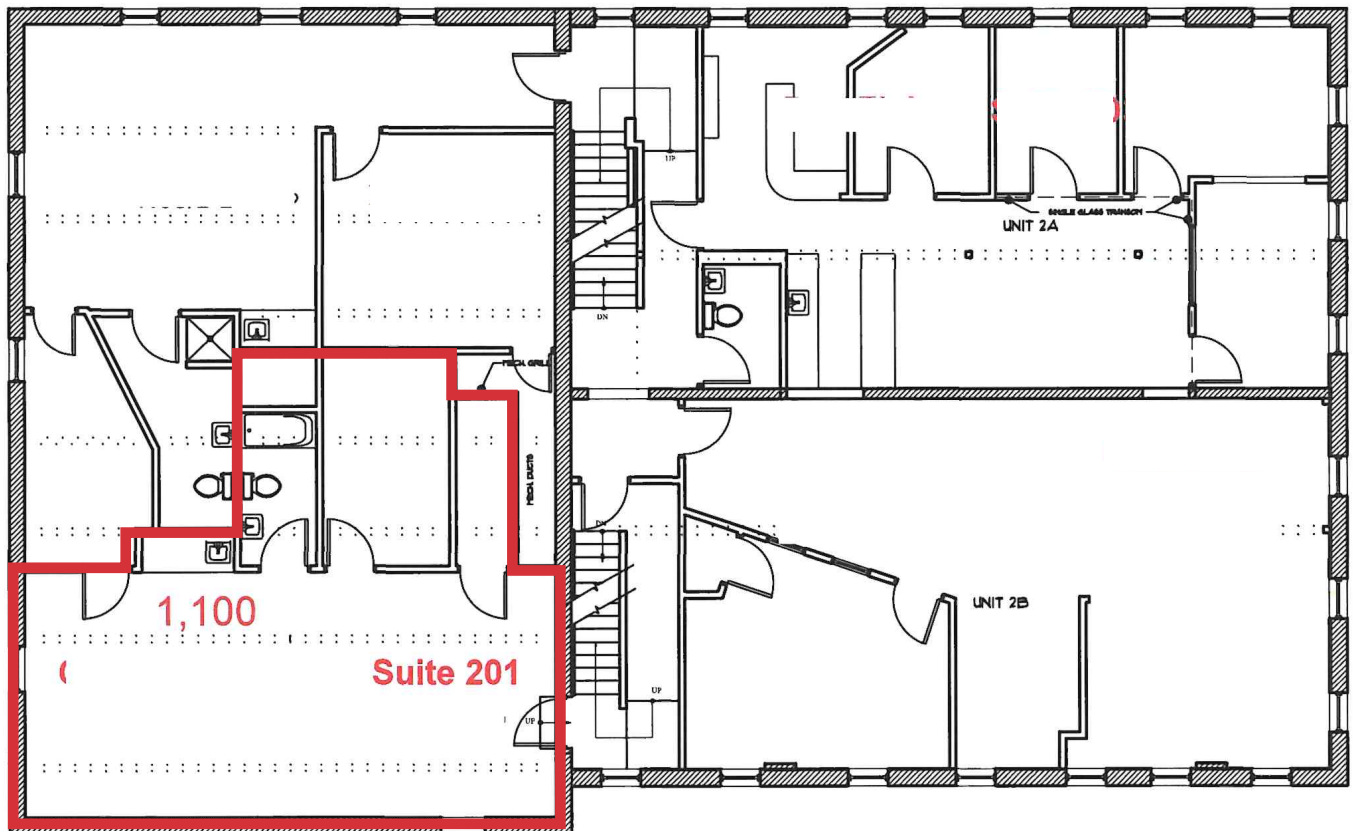




## Property Overview

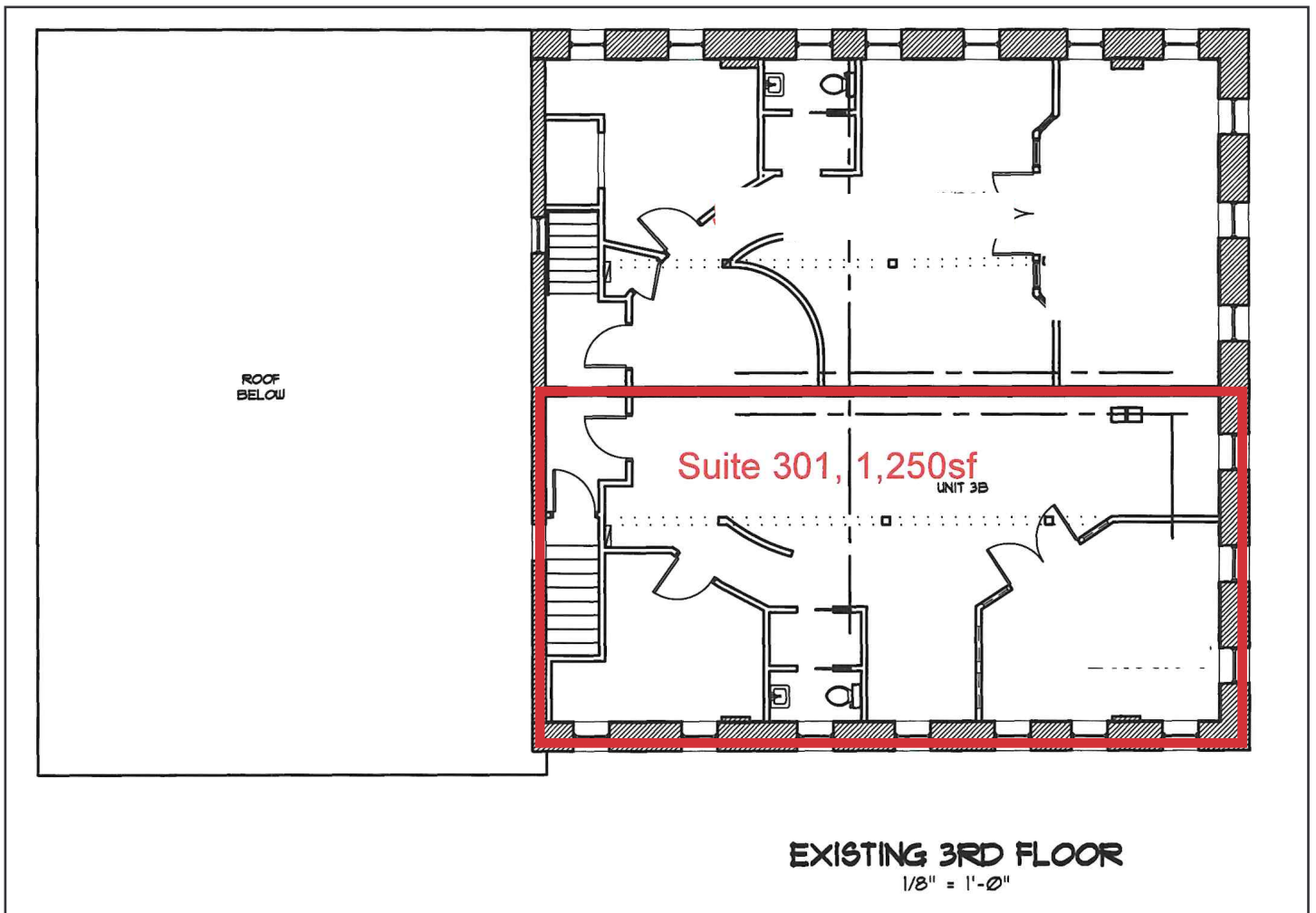
Owner	Castine 53, LLC
Building Size	13,944± SF
Available Space	Suite 201 : 1,100± SF, 2nd floor Suite 301: 1,250± SF, 3rd floor
Lot Size	0.1044± acres
Year Built	1920
Number of Stories	3
Assessor's Reference	Map 40, Block C, Lot 3
Zoning	B2
Building Construction	Brick
Utilities	Tenant to pay a \$2.00/SF annual CAM charge for electric and HVAC
HVAC	Central FHA/AC
Bathrooms	Private bathroom in each suite
Parking	Available in nearby lots
Building Tenants	Portland Pie Company, Bioscience Association of Maine, BRIBURN, Heart & Mane

**FOR LEASE : \$22.00/SF MG**



EXISTING 2ND FLOOR  
1/8" = 1'-0"





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.