

For Sublease  
**Office/Retail Space**  
6,668± SF | \$12.00/SF MG\*



## 561 Congress Street

Portland, ME

### Property Highlights

- Recently renovated, contemporary office suite
- Turn-key, fully-furnished
- Creative layout with mix of open and private offices

### Property Description

We are pleased to offer for sublease this recently renovated 6,668± SF office suite in the heart of Portland's Arts District. Originally designed for the Salt Institute, it has most recently been used by a local marketing firm. The space can be delivered as-is and fully furnished or empty. The layout provides an ideal mix of open collaboration space as well as private offices and meeting spaces.

\*subtenant pays increases over base year



### Broker Contact

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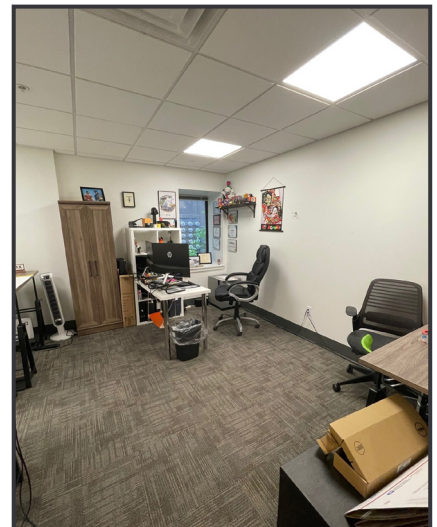


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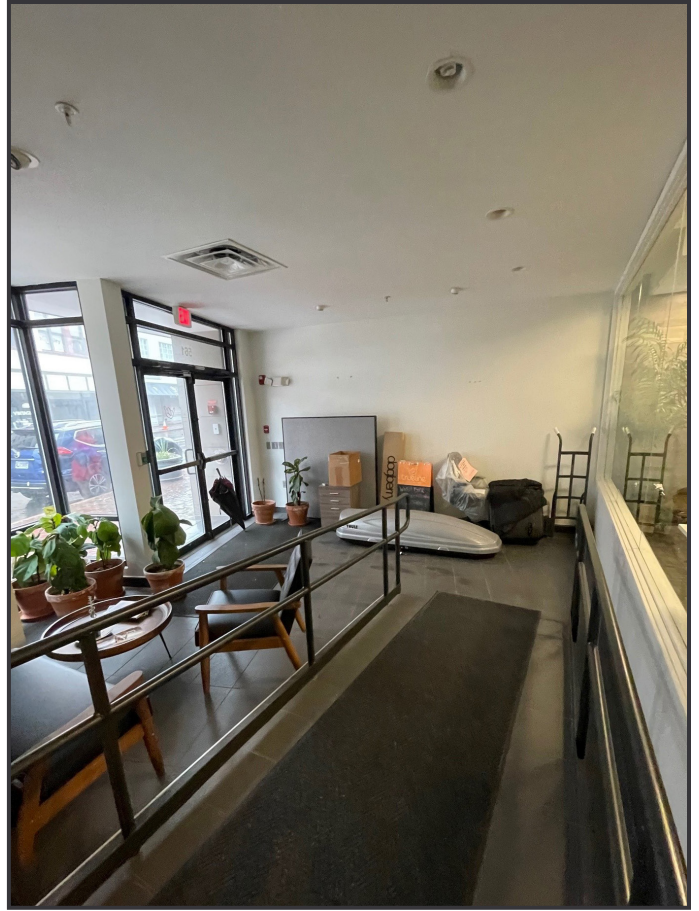
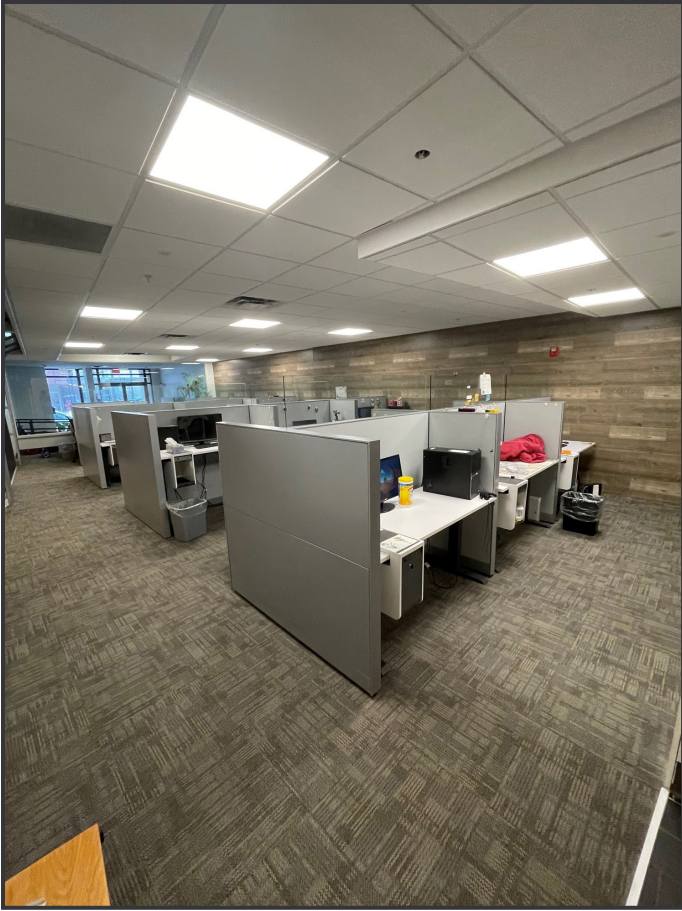
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## Property Overview

Mast Landlord	Pachios Brothers I, LLC
Sub-Landlord	Trueline Publishing, LLC
Building Size	35,526± SF
Available Space	6,668± SF
Floor	First
Space Breakdown	Grand entrance/lobby area, open bullpen, mix of private offices, conference rooms, kitchenette, and restrooms
Zoning	B-3 - office and retail permitted
HVAC	Forced hot-air, central AC throughout
Lighting	Recessed LED fixtures
Sprinkler System	Yes
Bathrooms	Three (3)
Parking	Four (4) dedicated parking spaces on-site at market rates, additional garage and surface parking nearby
Accessibility	Yes, ADA compliant
Traffic Counts	11,000± cars/day
Sublease Expiration	12/31/2024 (direct lease and/or extensions available)



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