

FOR LEASE

Office Space

4,165 - 31,073± SF



7 Custom House Street, Portland

Property Highlights

- *Ocean Views & Outdoor Deck*
- *Class A Office Suites*
- *High Ceilings & Extensive Glass*



Property Description

We are pleased to offer up to 31,073± SF of Class A office space for lease in one of Downtown Portland's most prestigious properties. The available space is on the second, third and fifth floors, and offers high ceilings, extensive glass and a wide view of Portland's working waterfront. This building is a must see for anyone considering Class A Downtown office space.

Broker Contact

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Broker | Partner

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Property Overview

Owner	Olympia Equity Investors IV
Assessor's Reference	Map 29, Block K, Lot 1
Building Size	67,105± SF
Available Space	2nd Floor: 10,337± SF 3rd Floor: 10,912± SF <u>5th Floor : 4,165± SF & 5,659± SF</u> Total : 31,073± SF
Zoning	B3
Year Built	1860, renovation and addition constructed in 2001
Construction	Brick, masonry and glass
Utilities	Municipal water and sewer, separately metered natural gas and electricity
Elevator	Yes
Bathrooms	Common ADA men's and women's
HVAC	Gas-fired forced hot air, central HVAC
NNN Expenses	\$7.11/SF - Tenant is responsible for its pro-rata share of building operation expenses. Expenses exclude separately metered electricity.

FOR LEASE : FLOORS 2 & 3 - \$22.00/SF NNN | FLOOR 5 - \$26.00/SF NNN

7 Custom House Street

The five story W.L. Blake building was built in 1860 as a three bay, brick warehouse in the historic Portland waterfront district. In 2000 and 2001, it underwent an extensive historic renovation into 67,105± square feet of open architecture office space.

The renovations have been designed to be consistent with city and state historic preservation guidelines for such unique properties, and it is a unique blend of old and new architecture. This is the single largest historic renovation project undertaken in the City for the past two decades. It is ideally situated at the confluence of the Old Port and the City of Portland's Ocean Gateway - which includes a cruise ship terminal, Casco Bay Lines and other maritime attractions.



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.