

# FOR LEASE

## Office Space

Multiple Suites Available

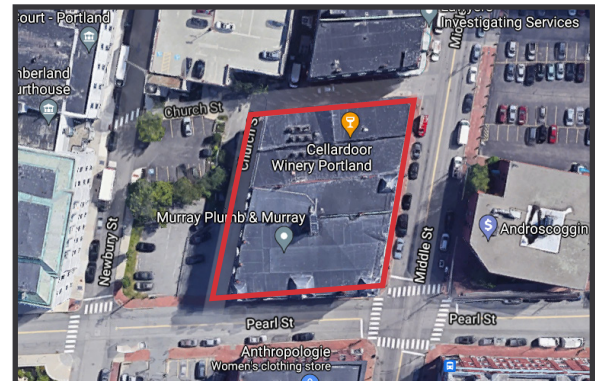


## 75 Pearl Street, Portland

Google

### Property Highlights

- Shared color copier/printer and conference rooms
- Possible shared reception on second floor
- Convenient Downtown Portland location on the corner of Middle and Pearl Street



### Property Description

We are pleased to offer for lease efficient and well located office suites in the Historic Woodman Building. Excellent downtown location within walking distance to City Hall, Cumberland County Court House, The Old Port, and Financial District.



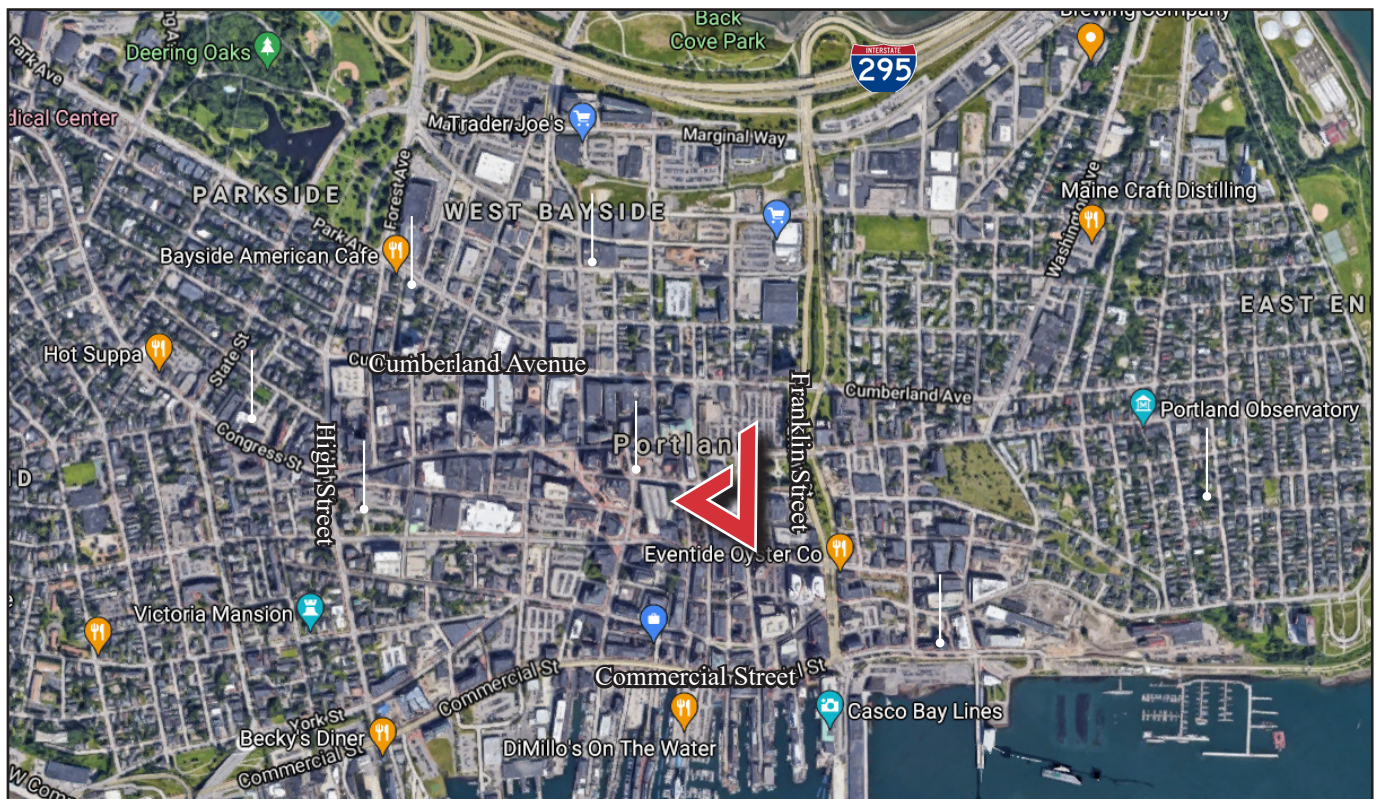
### Broker Contact

Frank O'Connor, CCIM, SIOR  
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## Property Overview

Owner	Woodman Building Associates, LLC	
Space Available	Suite 201 - 682± SF, Second Floor	Suite 217 - 452± SF, Second Floor
	Suite 212 - 440± SF, Second Floor	Suite 400 - 1,307± SF, Fourth Floor
	Suite 214 - 483± SF, Second Floor	Suite 470 - 2,016± SF, Fourth Floor
Zoning	Downtown Business (B-3)	
Assessor's Reference	Map 28, Lots 502A, 502B, 503A, 503B, 504A, 504B	
Year Built	1900	
Utilities	Included in monthly rent. Internet is not included in monthly rent.	
Parking	Street	
Elevators	Two (2)	
Miscellaneous	- All tenants have access to color copier/printer and shared conference rooms	
	- 2nd floor tenants have the option of connecting to phone system to utilize on-site receptionist	



## Suite 201

Suite Size	682± SF
Lease Rate	\$1,300/month
Suite Notes	Tenant responsible for phone and internet

## Suite 212

Suite Size	440± SF
Lease Rate	\$1,200/month Gross
Suite Notes	Tenant responsible for phone and internet

## Suite 214

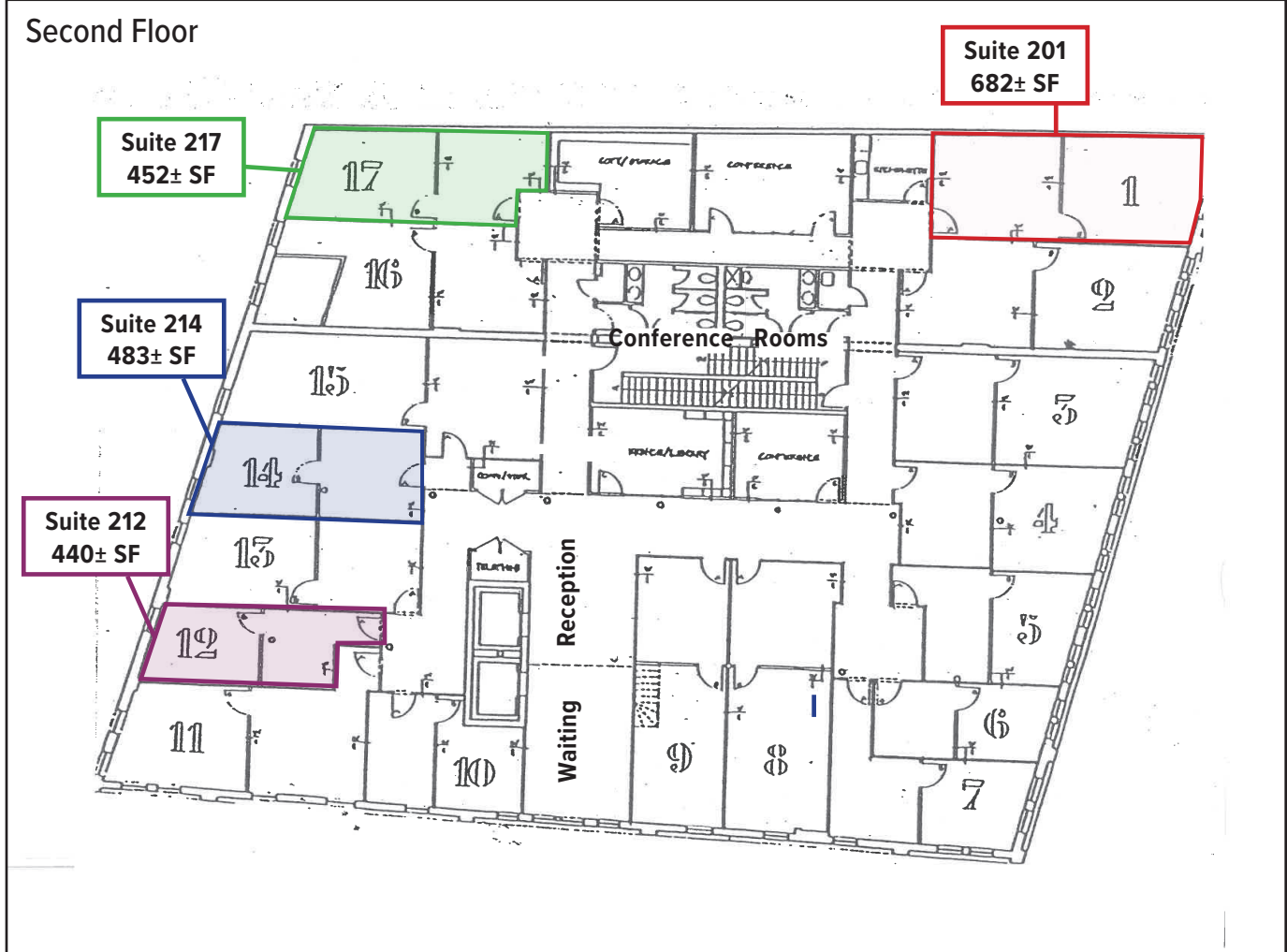
Suite Size	483± SF
Lease Rate	\$1,200/month Gross
Suite Notes	Tenant responsible for phone and internet

## Suite 217

Suite Size	452± SF
Lease Rate	\$1,150/month Gross
Suite Notes	Tenant responsible for phone and internet



## Second Floor



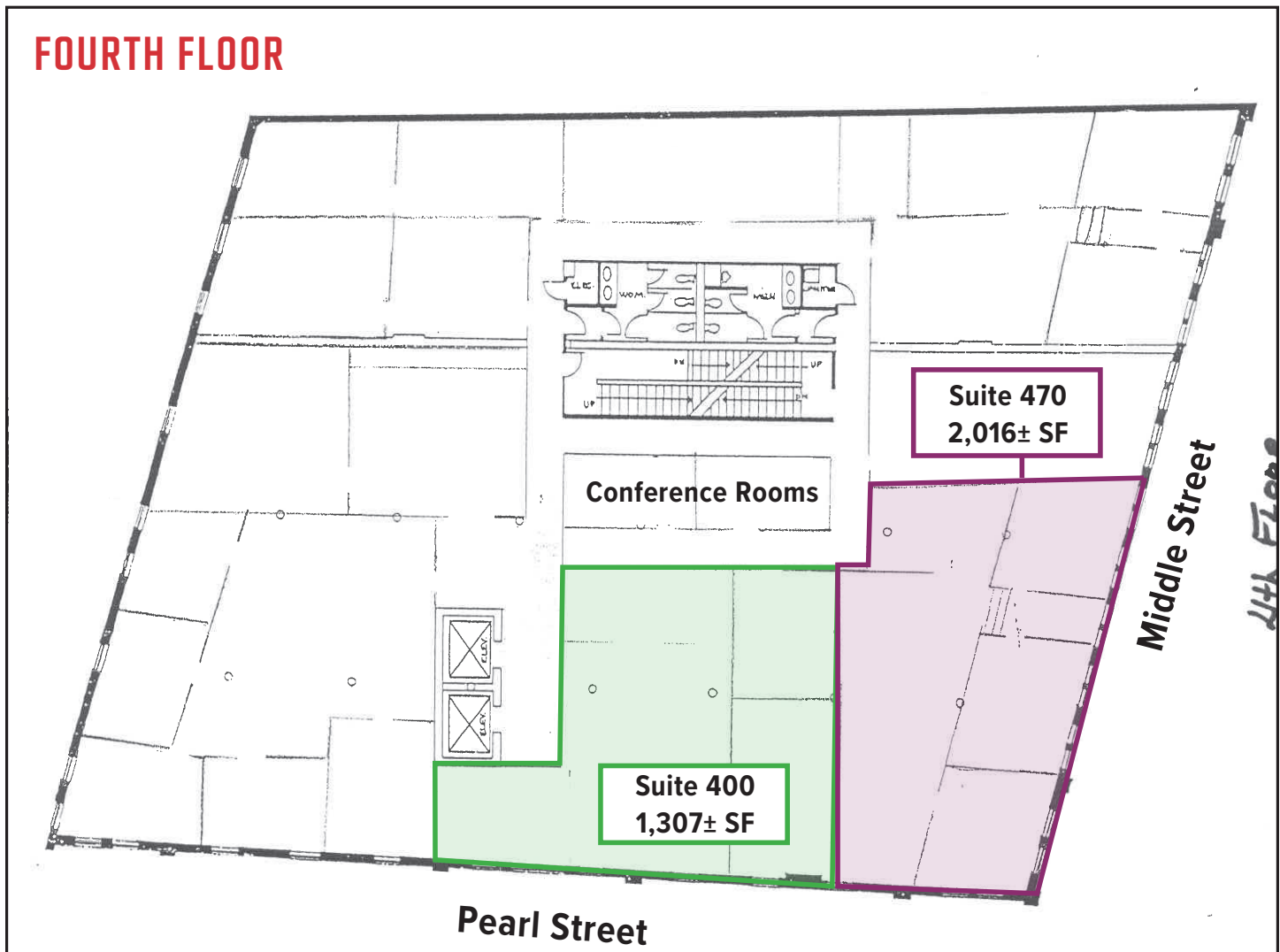
## Suite 400

Suite Size	1,307± SF
Lease Rate	\$2,050/month
Suite Notes	Tenant responsible for phone and internet

## Suite 470

Suite Size	2,016± SF
Lease Rate	\$3,300/month Gross
Suite Notes	Tenant responsible for phone and internet

## FOURTH 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.