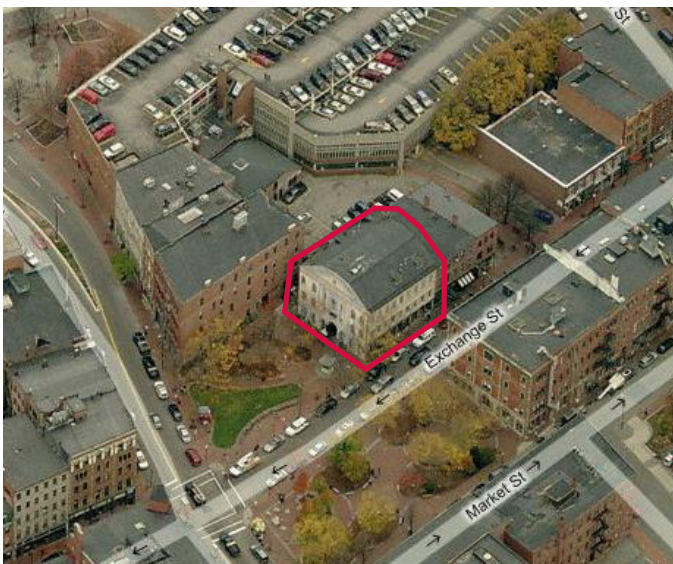


FOR LEASE : 80 EXCHANGE STREET

Portland, Maine



The 80 Exchange Street Building, more popularly known as the Mural Building at Tommy's Park, is a 15,200 SF office and retail building. It is strategically located at the entrance to upper Exchange Street and adjacent to Tommy's Park, the Old Port's central location of outside business lunches and meetings. The location, together with the popular park, help make the property one of the most recognized buildings in the historic Old Port.

FOR LEASE

\$15.00/SF Modified Gross

NA The Dunham Group

Commercial Real Estate Services, Worldwide.

CONTACT INFORMATION

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www.dunham-group.com

charlescraig@dunham-group.com

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.

PROPERTY DETAILS

Space Available:

Third Floor - 575± SF, 880± SF, 1,250± SF and 2,400± SF available. (Other space combinations also available.)

Fourth Floor - 3,000± SF

Zoning: B-3

Building Size: 15,200± SF

Age: Built 1900

Construction: Brick, concrete foundation

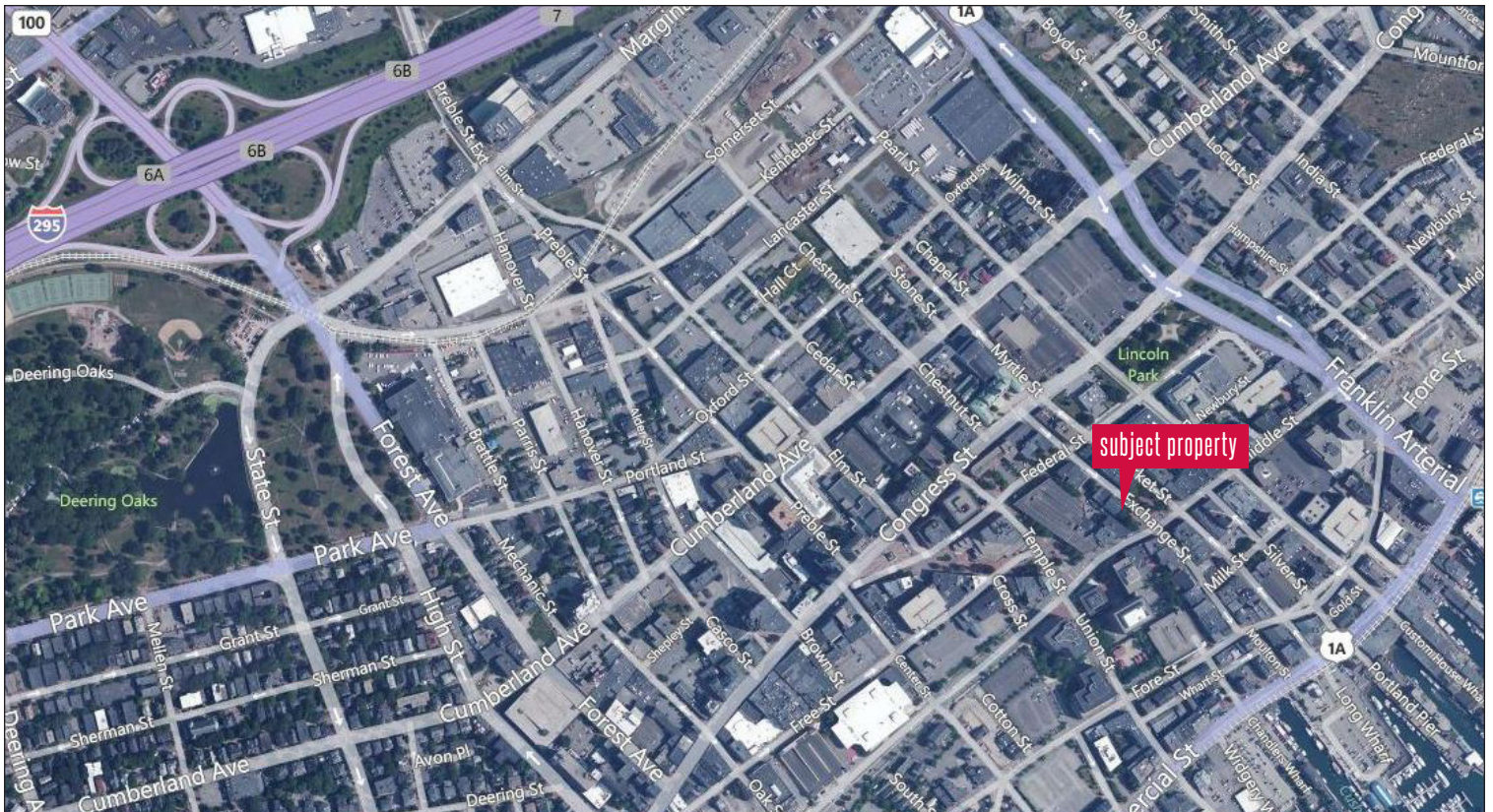
Sprinkler: Yes; located under ceiling tiles in some areas

Other Fire Safety: Smoke and heat detector system present

Electrical: 120/240 volt three phase power, 100 amp service for office users, 200 amp service for first floor restaurant tenants

Heat/AC/Hot Water: Included in rent

Utilities: Municipal water and sewer included



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