

PROFESSIONAL OFFICES

PORTLAND'S OLD PORT - COMMERCIAL STREET



1,555± SF office suite overlooking Commercial Street. The space is located on the 3rd floor in a 6-story building originally constructed in 1856. The brick-faced building has granite lentils and offers beautifully designed professional offices with elevator access.

Located at the foot of Portland's Old Port, 111 Commercial is at the corner of Commercial and Pearl Streets opposite the Customs House. The Portland Coffee Roasting Company and Maine's Pantry occupy the ground floor of the building. This suite features:

- Up to 5 private offices
- Conference room
- Lots of natural light
- New windows (2008)

For further information and to see this property contact:

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PROPERTY SUMMARY

ADDRESS:	111 Commercial Street Portland, Maine 04101	CONSTRUCTION:	Brick/stone
LANDLORD:	Soley Brothers LLC	STORIES:	6
SPACE:	1,555± SF - Suite 300, 3rd Floor	ELEVATOR:	Yes
BUILDING SF:	20,705± SF	RESTROOMS:	Common area restrooms
ZONE:	<ul style="list-style-type: none"> B3 Downtown Business PAD Pedestrian Activities 	SIGNAGE:	Directory board in lobby
USE:	Office	BROKER:	Peter Harrington (207) 772-2422 peter@malonecb.com

SPACE SUMMARY

SUITE 300

SQ FOOTAGE:	1,555± SF Third Floor - Suite 300	INTERIOR:	Off-white painted brick and walls Office doors are wood Suite door is glass paneled
OFFICES:	Up to 5	FLOORING:	Carpet
RECEPTION:	Yes	CEILINGS:	Suspended
CONFERENCE:	1	LIGHTING:	Fluorescent
STORAGE:	Yes		
RESTROOM:	Common area restrooms	AVAILABLE:	Now
WINDOWS:	<ul style="list-style-type: none"> - Each office has a window. - Some windows with vertical blinds - New windows installed (2008) 	LEASE RATE:	\$16.75 PSF Modified Gross (MG) Increases over base year operating expenses and real estate taxes / includes heat and A/C

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Suite 300 is a unique space with lots of natural light. The plan above shows the suite's overall layout.

All offices have a window. The conference room has 2 interior windows in the wall between it and one of the adjacent offices.

The common area men's and women's restrooms are located around the hall from the elevator.

Clockwise from right: hall and offices to the left of the suite entrance; hall, conference entry and rear office to the right of the suite entrance; view from Commercial Street side of suite; newly installed window detail in one of the offices



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