

PROFESSIONAL OFFICES

2400± SF - PEARL STREET - PORTLAND



This **2,400± SF** third floor suite with high ceilings, large windows and wood floors is located on the north side of 66 Pearl Street. The suite features:

Conference room • 2 private offices • Reception • Large open work areas

66 Pearl Street is a mixed use property of retail businesses and professional offices at the corner of Pearl and Middle Streets. Office suites are accessed through the newly renovated lobby off the parking lot at Pearl Street. The property is centrally located to major points and corridors within the Old Port and Downtown areas.

For further information and to see this property contact:

Peter Harrington
(207) 772-2422
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PROPERTY SUMMARY

ADDRESS:	66 Pearl Street Suite 301 Portland, ME 04101
LANDLORD:	Leader Properties LLC
SPACE:	2,400± SF (Suite 301 - 3rd Floor)
ZONE:	B-3 (Downtown Business) PAD (Pedestrian Activities Overlay)
USE:	Office
STORIES:	3
TOTAL BLDG. SF:	50,964± SF
CONSTRUCTION:	Brick/stone
HVAC:	Gas-fired heat / electric A/C
LIGHTING:	Parabolic
SIGNAGE:	Directory board in lobby across from elevator
ELEVATOR:	Yes
RESTROOMS:	Common restrooms each floor
PARKING:	Some on-site parking available
UTILITIES:	Public water and sewer
LEASE RATE:	\$19.75 PSF (MG) Modified Gross
EXPENSES:	Increases over base year (2008) operating expenses and real estate taxes
BROKER:	Peter Harrington (207) 772-2422 peter@malonecb.com

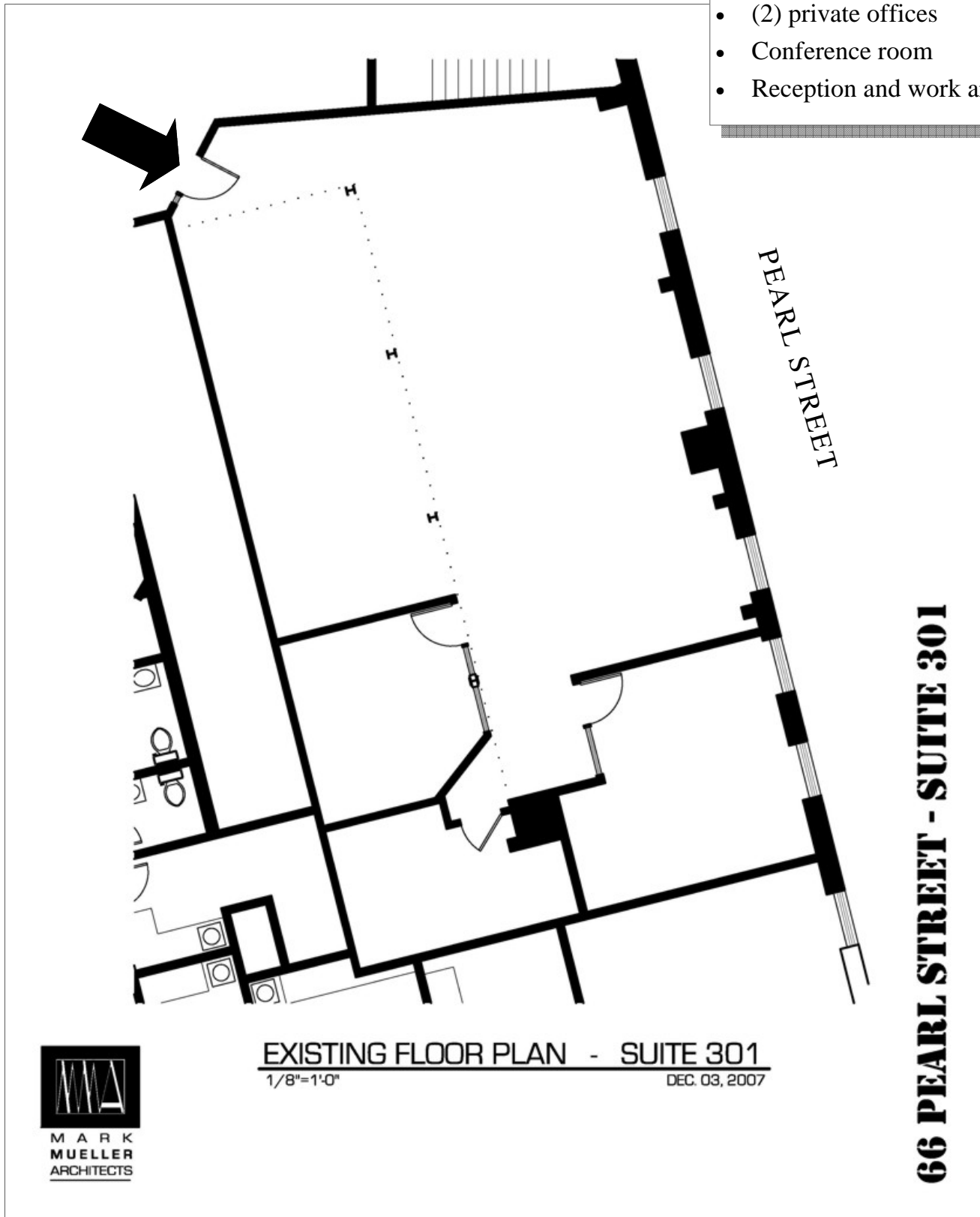
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FLOOR PLAN

Suite 301 features:

- (2) private offices
- Conference room
- Reception and work areas



MARK
MUELLER
ARCHITECTS

EXISTING FLOOR PLAN - SUITE 301
1/8"=1'-0" DEC. 03, 2007

66 PEARL STREET - SUITE 301

INTERIOR PHOTOS



Clockwise from right:

Lobby area near elevator;
lobby looking out, Suite
301 entrance, large open
work area, conference room



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