

PROFESSIONAL OFFICES

MARKET STREET • PORTLAND



75 Market is a 5-story building at the corner of Market and Middle Streets. It is a great building for offices because of its central location within the Old Port. It is in close proximity to several parking garages, banking, restaurants, shops, City Hall and the courthouse complex.

940± SF - 2nd Floor Suite

Open configuration

2,466± SF - 5th Floor Suite

7 to 8 offices / conference / reception

Available November 2010

For further information
and to see this property contact:

Peter Harrington
(207) 772-0088 direct | (207) 772-2422 office
peter@malonecb.com

75 MARKET STREET

PROPERTY SUMMARY

ADDRESS:	75 Market Street Portland, Maine 04101
LANDLORD:	Wholly Cow LLC
SPACES & AVAILABILITY:	940± SF - Suite 204 (Available November 2010) 2,466± SF - Suite 501 (Available November 2010)
TOTAL BLDG. SF:	40,830± SF
ZONE:	B-3 (Downtown Business District) PAD (Pedestrian Activities Overlay District)
USE:	Professional offices
BUILT:	1900
STORIES:	5
CONSTRUCTION:	Brick/stone
HVAC:	Gas-fired with cooling tower
FLOORING:	Carpet
INTERIOR:	Exposed brick and painted walls, painted trim, wood doors
LIGHTING:	Parabolic lighting fixtures throughout
RESTROOMS:	(2) common area restrooms each floor
HANDICAPPED ACCESSIBLE:	Yes
SPRINKLERS:	Wet system throughout
SIGNAGE:	Directory board in lobby
ELEVATORS:	2
LEASE RATE:	Suite 204 - \$18.75 PSF Modified Gross (MG) Suite 501 - \$20.75 PSF Modified Gross (MG) <i>Includes heat and A/C. Subtenant is responsible for increases over base year for taxes and operating expenses.</i>
BROKER:	Peter Harrington (207) 772-0088 direct (207) 772-2422 office peter@malonecb.com

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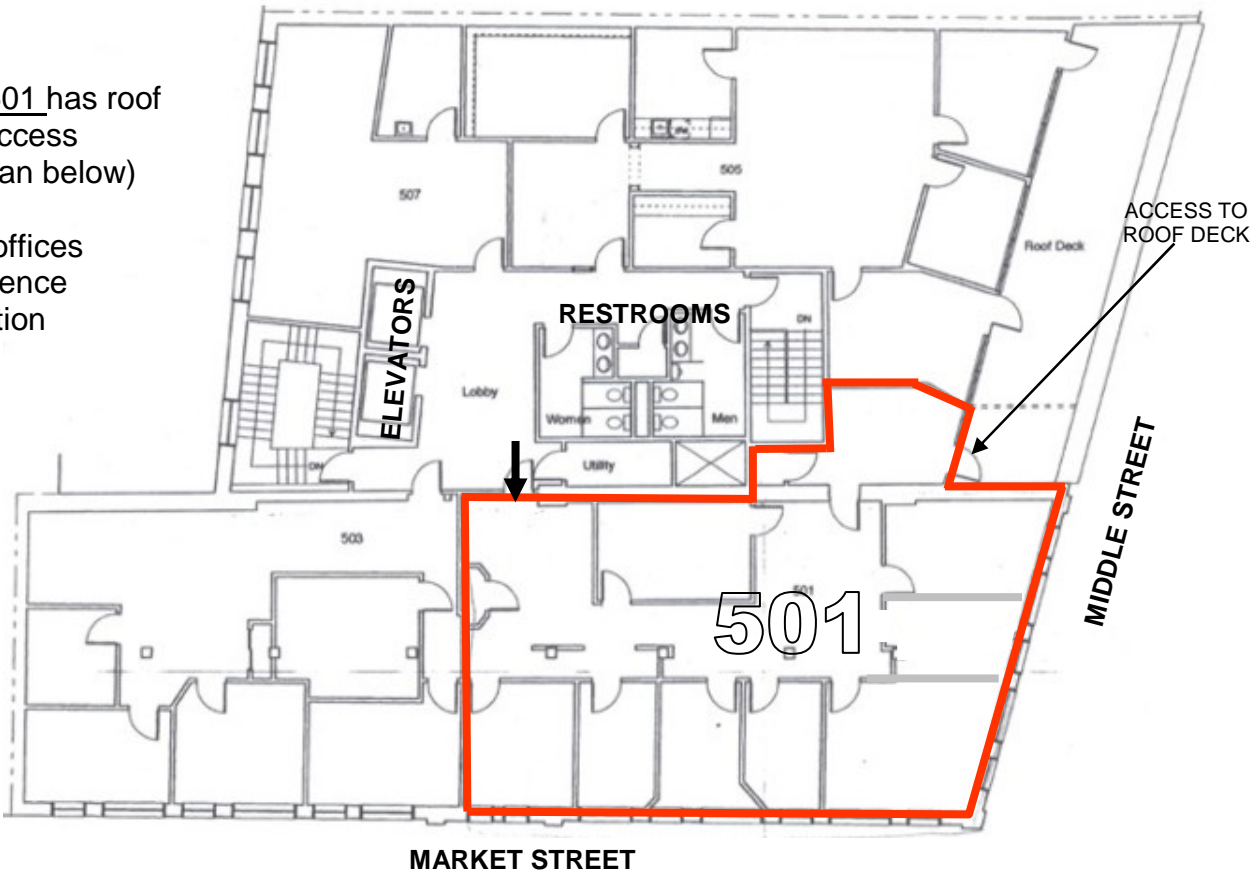


FLOOR PLANS



Suite 501 has roof deck access (see plan below)

7 to 8 offices
Conference
Reception



CLOCKWISE FROM RIGHT:

Park across from 75 Market Street; view from roof deck on 5th floor; and first floor lobby elevators



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