



MALONE

Commercial and Investment Real Estate

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PROFESSIONAL OFFICE



Beautiful 600± SF second floor office suite overlooking plaza. This suite is located at 6 City Center near Monument Square. The space features exposed brick walls, hardwood flooring, and quality wood finishes and fixtures throughout. The building is within walking distance to Downtown, Old Port, Post Office, City Hall and more. All inclusive lease rate (with exception of phone/internet). A must see property!

For further information and to see this space contact:

Peter Harrington
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SERVING CLIENTS IN NORTHERN NEW ENGLAND SINCE 1970



PROPERTY SUMMARY

ADDRESS:	6 City Center, Suite 201 Portland, Maine 04101	CONSTRUCTION:	Brick/stone
SPACE:	600± SF - Suite 201 <i>* See note below</i>	CEILINGS:	10±' to 12±'
CONFIGURATION:	Office space with conference room, kitchenette, full bathroom, file or storage room.	FLOORING:	Hardwood and carpet mix
ZONE:	B3 (Downtown Business) and PAD (Pedestrian Activities Overlay District) Zones	HVAC:	Included in lease rate.
LANDLORD:	City Center Properties, LLC	ELECTRICITY:	Included in lease rate.
TOTAL BLDG SF:	28,047± SF	TERM:	1 to 2 years
STORIES:	4	LEASE RATE:	\$ 975. per month gross
ELEVATOR:	Yes	BROKER:	Peter Harrington (207) 772-2422 peter@malonecb.com

* NOTE: An additional 600± SF of unfinished storage space is also available with this space. Contact broker for lease rate and details.

INTERIOR PHOTOS

Interior photographs clockwise from right:
Office overlooking plaza; kitchenette area,
office area from hallway vantage point, front office area wall

The space features:

- Conference room
- Full bathroom (with shower)
- Kitchenette
- Additional storage space available
- Storage or file room

