

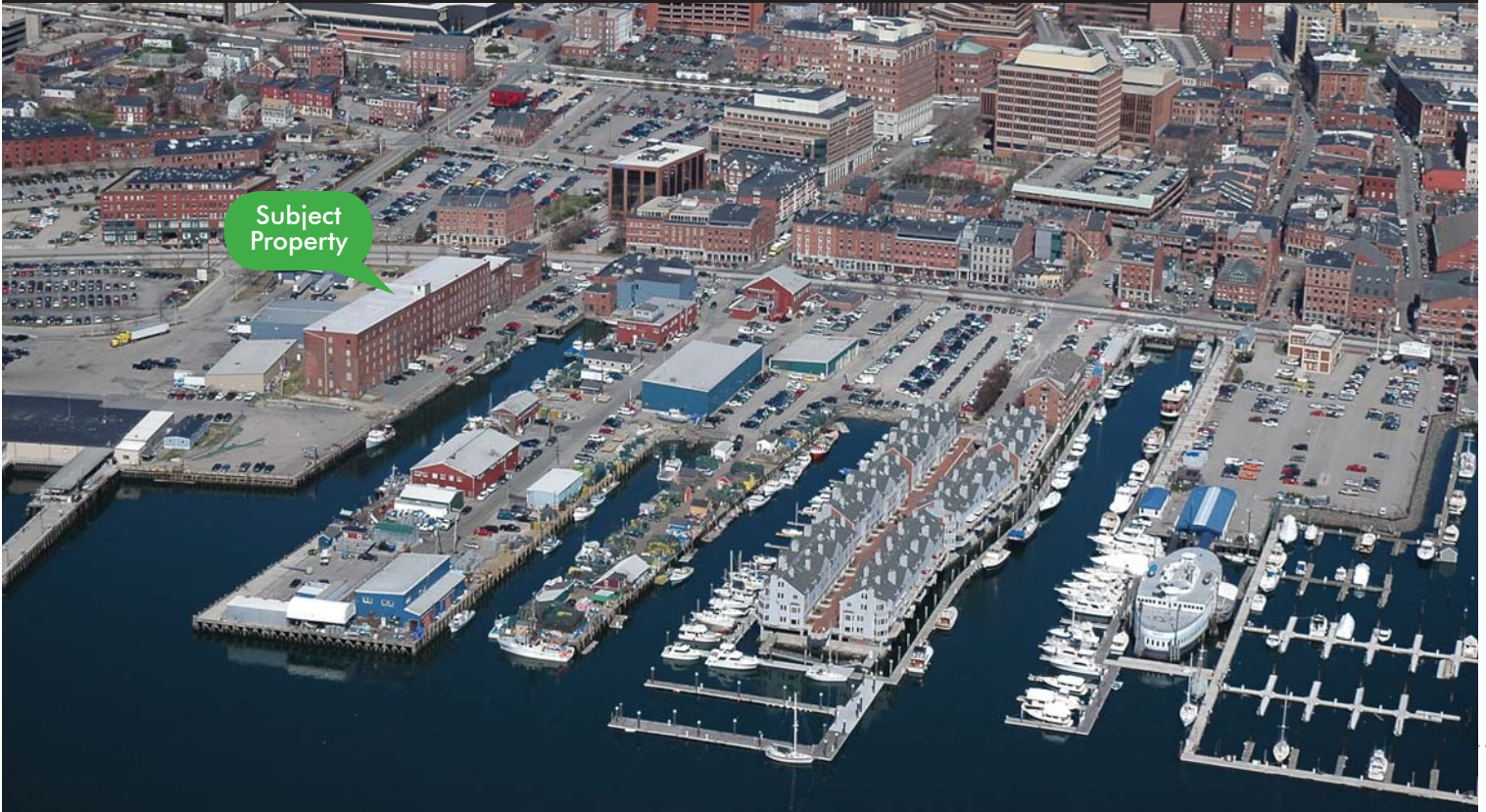
FOR
LEASE



MERRILL'S WHARF

254-258 COMMERCIAL ST

PORTLAND, ME



Subject
Property



FEATURES

- :: 950 -12,225± sf available on first floor
- :: Join Pierce Atwood, Compass Health Analytics, Onpoint Health Data, Selkirk Partners, Federle Mahoney among others
- :: Historic rehabilitation on Portland's waterfront with great views of Portland Harbor
- :: Spaces newly renovated featuring exposed beams and brick walls
- :: New energy efficient windows and HVAC systems
- :: Lease Rate: From \$21.50/sf MG

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FOR MORE
INFORMATION
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254-258 COMMERCIAL ST

PORTLAND, ME

PROPERTY INFORMATION

OWNER:	Waterfront Maine
ADDRESS:	254-258 Commercial Street
BUILDING SIZE:	95,000± SF
NO. OF STORIES:	Five (5)
AVAILABLE SPACE:	950 - 12,225± SF (See attached floor plan for exact suite sizes available.)
ZONING:	WCZ (Waterfront Central)
ELEVATORS:	Two (2) new passenger elevators plus existing freight elevator
SPRINKLER:	Yes, wet sprinkler system
HVAC:	New gas-fired units installed in 1st & 2nd floor suites
UTILITIES:	Separately metered
PARKING:	Fifteen (15) on-site spaces available for first floor tenant at market rates. Additional spaces available in area garages and adjacent lots. See Broker for details.
OTHER TENANTS:	Pierce Atwood, Compass Health Analytics, Onpoint Health Data, Selkirk Partners, Federle Mahoney
LEASE TERM:	7-10 years preferred
LEASE RATE:	From \$21.50/sf Modified Gross Tenant pays for gas, electricity and interior janitorial.
TENANT IMPROVEMENTS:	Lease rate will include "vanilla shell" and some interior office fit-out. (See Broker for details.)
AMENITIES:	Water views, harbor views, exposed brick and beams

AVAILABLE SPACE

Units may be combined.

Unit	Floor	SF
A	1	4,725± SF
B	1	1,675± SF
C	1	275± SF
D	1	200± SF
E	1	950± SF
I	1	4,400± SF



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FLOOR PLANS



4,725 ± SF

1,675 ± SF



200 ± SF



275 ± SF

950 ± SF

4,400 ± SF



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LOCUS MAP

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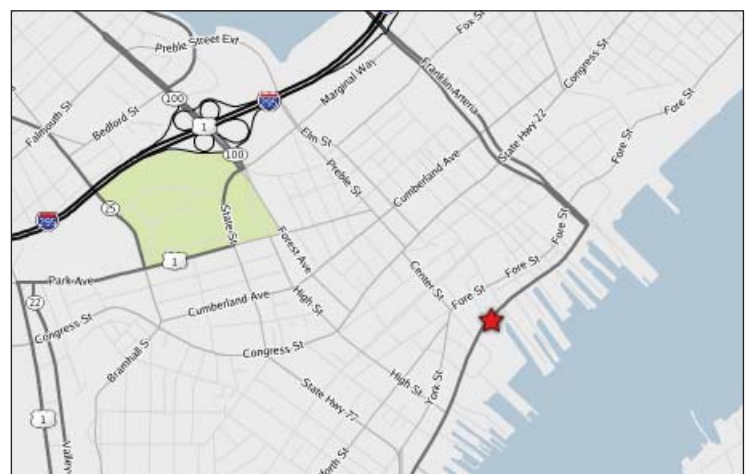
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