FOR LEASE

MERRILL'S WHARF

254-258 COMMERCIAL ST

PORTLAND, ME

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/20/13

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

CBRE | The Boulos Company

Part of the CBRE affiliate network

FOR MORE INFORMATION PLEASE CONTACT

Drew Sigfridson, SIOR
Broker
T 207.772.1333
dsigfridson@boulos.com

Derek Miller
Associate
T 207.772.1333
dmiller@boulos.com

FOR LEASE

MERRILL'S WHARF
254-258 COMMERCIAL ST
PORTLAND, ME

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/20/13

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

FOR LEASE

MERRILL'S WHARF

254-258 COMMERCIAL ST

PORTLAND, ME

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/20/13

FLOOR PLANS

FOR LEASE

MERRILL'S WHARF

254-258 COMMERCIAL ST

PORTLAND, ME

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/20/13

LOCUS MAP

FOR MORE INFORMATION PLEASE CONTACT

Drew Sigfridson, SIOR
Broker
T 207.772.1333
dsigfridson@boulos.com

Derek Miller
Associate
T 207.772.1333
dmiller@boulos.com

CBRE | The Boulos Company

Part of the CBRE affiliate network

CBRE | The Boulos Company, One Canal Plaza, Suite 500, Portland, ME 04101, www.boulos.com

©2013, CBRE | The Boulos Company. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. CBRE/The Boulos Company is representing the Seller/Landlord, and, as such, has a fiduciary duty to disclose to the Seller/Landlord information which is material to the Sale/Lease, acquired from the Buyer/Tenant or any other source, except in cases of disclosed dual agency.