



FOR LEASE:
UP TO 12,500 +/- SF
PROFESSIONAL OFFICE

4 CANAL PLAZA PORTLAND, MAINE



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COMMERCIAL PROPERTIES INC.
100 Silver Street ~Portland, ME 04101
www.commercialpropertiesinc.com

FOR LEASE:
12,500 +/- SF
PROFESSIONAL OFFICE SPACE

4 CANAL PLAZA PORTLAND, MAINE

OWNER: BUCKSTAR LLC

BUILDING SIZE: 26,500 +/- SF

HVAC: GAS FIRED BOILER/ CENTRAL AIR

SPRINKLED: WET SYSTEM

ELECTRICITY: SEPARATELY METERED ELECTRICITY

RESTROOMS: EACH FLOOR

ELEVATORS: YES

STORIES: 4

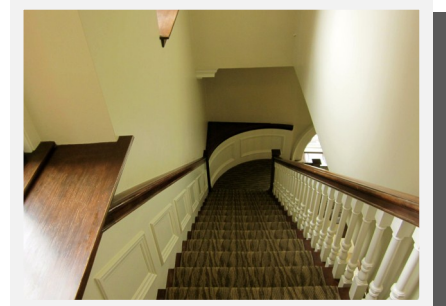
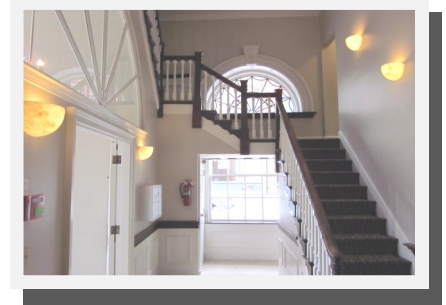
CONSTRUCTION: EXTERIOR-BRICK & STONE

INTERIOR-SHEET ROCKED WALLS AND CEILINGS,
WOOD FINISHES

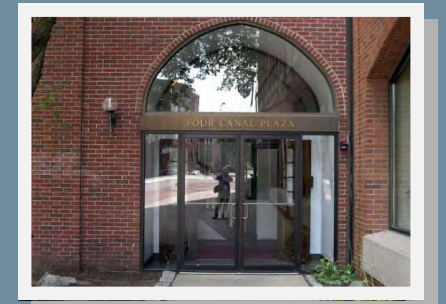
BUILDING AGE: HISTORIC WITH RECENT UPDATES.

SIGNAGE: LOBBY DIRECTORY

Zoning: B-3 DOWNTOWN BUSINESS ZONE



AVAILABLE SPACE: 12,500 +/- SF
LEASE RATE: \$18.00 MG PSF
LEASE TERM: 3-5 YEARS
OCCUPANCY: IMMEDIATELY

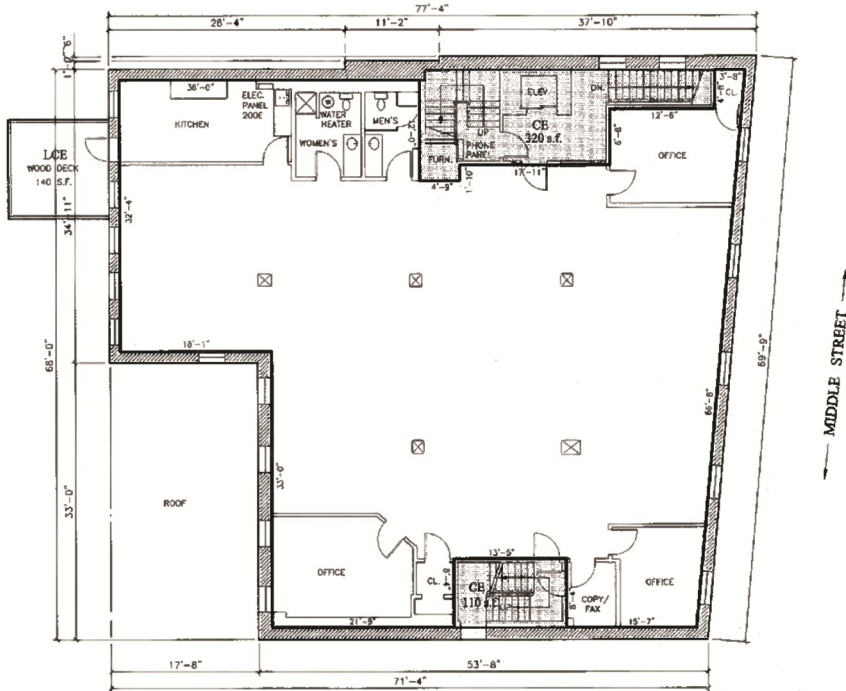


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4 CANAL PLAZA



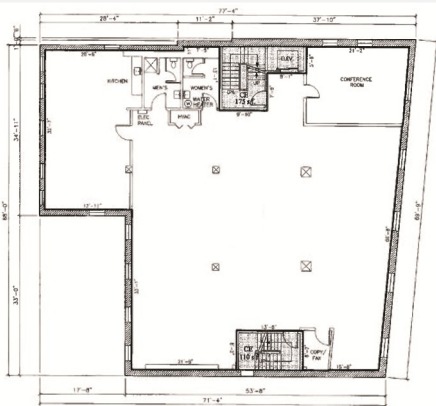
SECOND FLOOR
GROSS FLOOR AREA = 4,150+/- SF

FLOORS 2-4
APPROX
4,150+/- SF
PER FLOOR

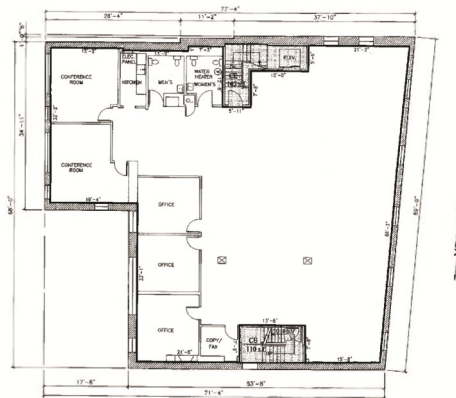
LEASE RATE:
\$18.00 MG SF

LEASE TERM:
3-5 YEARS

OCCUPANCY:
IMMEDIATELY



THIRD FLOOR
GROSS FLOOR AREA = 4,150+/- SF



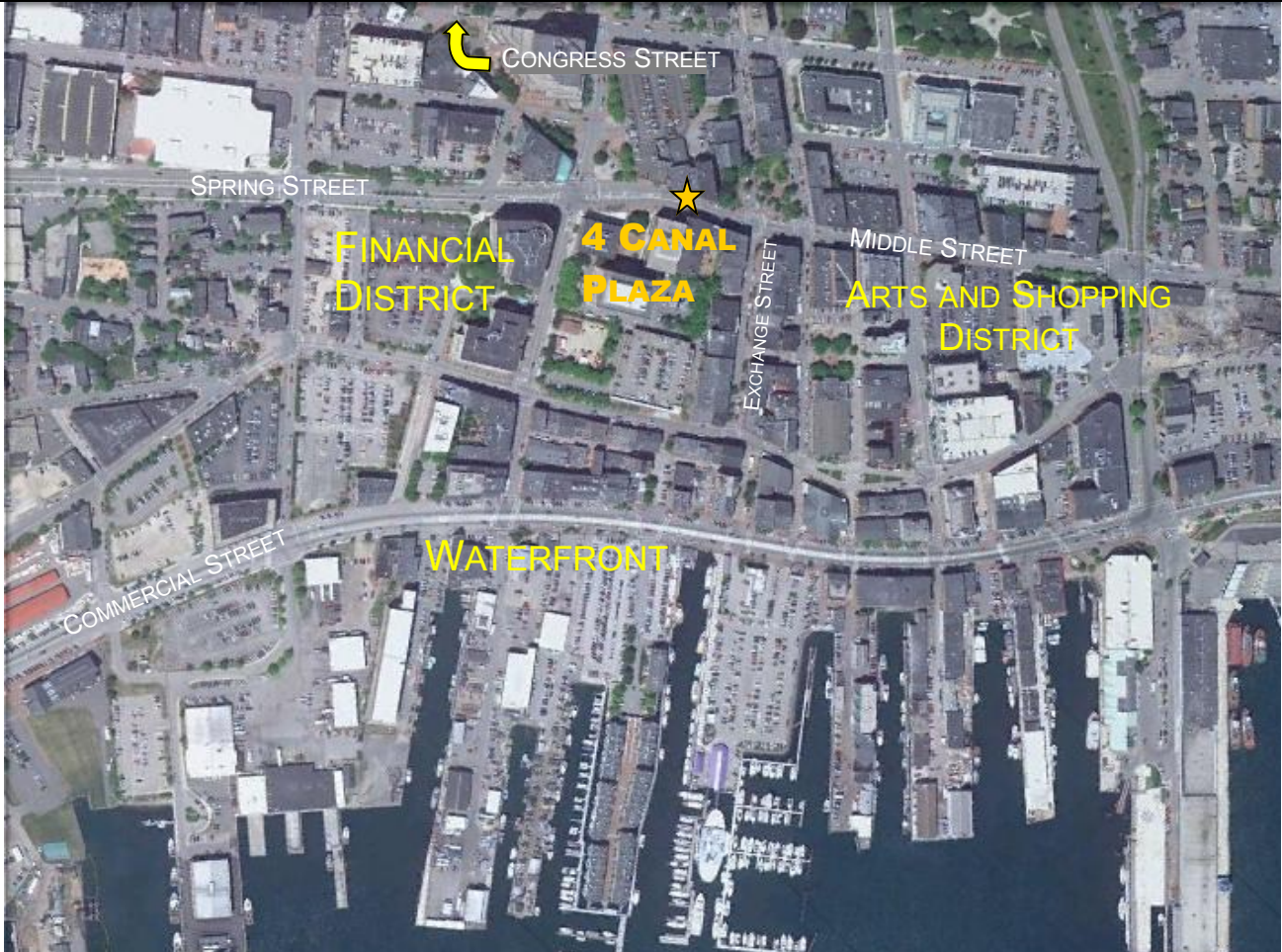
FOURTH FLOOR
GROSS FLOOR AREA = 4,150+/- SF

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4 CANAL PLAZA, LOCATED IN THE HEART OF PORTLAND'S FINANCIAL, ARTS AND SHOPPING DISTRICT, HAS 3 FLOORS OF OFFICE SPACE CURRENTLY AVAILABLE.

MAY BE COMBINED FOR UP TO 12,500+ SF, OR LEASED INDIVIDUALLY AT 4,150+/- SF PER FLOOR. FIRST FLOOR LOBBY HAS ELEVATOR AND STAIRCASE ACCESS, MULTIPLE NEARBY PARKING GARAGES.

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