



CARDENTE
REAL ESTATE
Commercial / Investment Brokerage

FOR LEASE

OCEAN GATE PLAZA

NEW OFFERING

1,385 - 6,037± SQUARE FEET OF HIGH EXPOSURE RETAIL/RESTAURANT/OFFICE

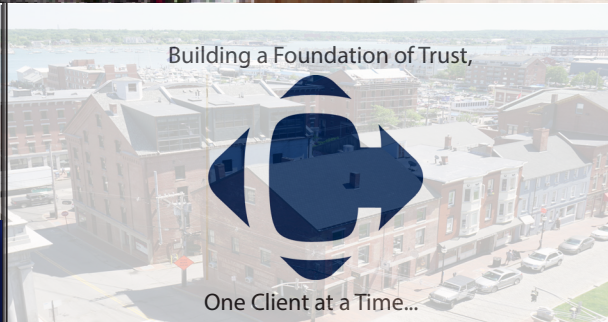
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One Client at a Time...



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Cardente Real Estate is pleased to offer for lease the signature retail wing of Ocean Gate Plaza located at 511 Congress in Portland, Maine. Previously occupied by Maine International Trade, this 6,037± square foot 1st floor space offers unbeatable exposure on Congress Street with its own exterior entrance and the potential for outdoor seating for restaurants. The premises offers an abundance of natural light, high ceilings (equivalent to two open floors), and a flexible floor plan ideal for all types of retail and office uses looking for mainstream exposure.

The current layout of the premises provides an executive board room, 4-5 offices, separate reception/lobby, small conference room, kitchenette/break room, large open area for retail or workspace with floor to ceiling glass (22 foot ceiling height), multi-stall men and women's bathrooms, copy/mail room, server room, and closets throughout.

Since coming under new ownership in 2013, the Landlord has renovated many portions of the interior and the exterior of the building with additional Class A finishes and features including a complete remodel of the main lobby and entrance, LED exterior and interior lighting, keyless card entry upgrades, and a rebrand of the entire building and the property's Congress Street Courtyard. Other amenities of Ocean Gate Plaza include onsite concierge and property management (during business hours), onsite trash and recycling, shared rear loading dock with elevator access, dry basement storage, and onsite surface parking. The property is minutes from I-295, the Maine Turnpike, and US Route One and is in walking distance to Portland Harbor and the Old Port. Congress Street was named one of the top ten streets in America by the American Planning Association.



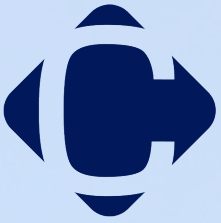


LOCATION

Ocean Gate Plaza is located at 511 Congress Street in Downtown Portland, Maine. This 130,000 +/- Class A office tower defines the skyline of Portland's Peninsula and is considered the Gateway to Portland's Financial and Arts Districts. The premises is minutes from I-295, the Maine Turnpike, and US Route One making it ideal for commuting. The premises is also located within walking distance to Portland Harbor and the Old Port.

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PROPERTY DETAILS

- Building Size:** 130,000± SF (9 stories)
- Availability:** 1,385-10,000± square feet of retail/restaurant/high exposure office (See attached sample subdivision plan)
- Footprint:** 6,037± square feet
- Location:** Highly visible wing with mainstream exposure & direct access on Congress Street. Congress Street was voted one of the best streets in the United States.
- Signage:** CDC back lit band signage directly off Congress Street & in the courtyard, direct signage, and window display.
- Tenant Access:** 24 hours. Space provides exterior entrance & entrance in main lobby
- Amenities:**
- Front area has 22' ceilings with full glass on two sides
 - Located in the Heart of Portland's Financial & Arts District
 - Vibrant Downtown area providing a mix of retail, restaurants, office & general business
- HVAC:** To be determined based on subdivision/ tenant specifications
- Outside Seating:** Potential for outside seating in Ocean Gate Plaza Courtyard (See broker for details)
- Electricity:** 3-Phase Capability (Tenant's responsibility)
- Security:** Onsite concierge and property management during business hours in the main lobby.
- Tenant Improvements:** Negotiable
- Parking:** Onsite surface & area garage parking available at market rates. New parking garage is scheduled to be completed adjacent to building in 2017.
- Uses:** Ideal for restaurant, retail, office & general business
- General Layout:** Open reception off of lobby, large open area with 22 foot ceilings facing Congress Street, an executive board room, four interior offices with glass, IT room, various storage rooms, copy/mail room, breakroom with kitchenette, large exterior office, conference room, private men & women's bathrooms (two stalls each)
- Lease Rate:** \$16 - \$20 per square foot Modified Gross (Tenant responsible for utilities & share of increases over base year).






PROPERTY PHOTOS

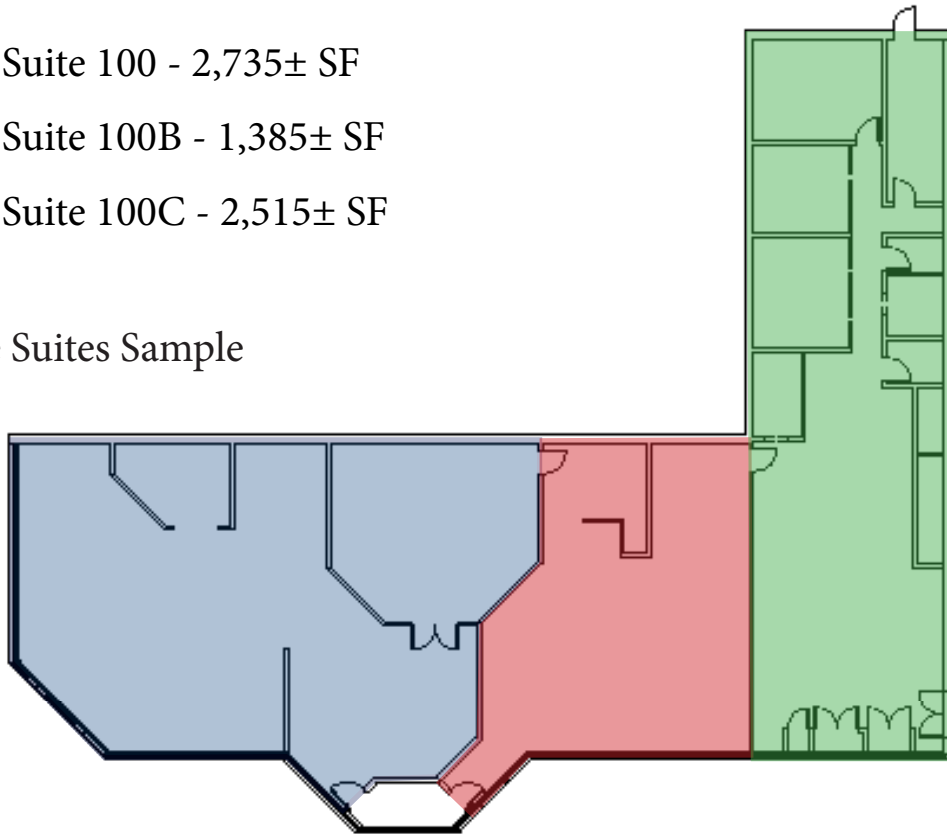




POTENTIAL SUBDIVISIONS*

-  - Suite 100 - 2,735± SF
-  - Suite 100B - 1,385± SF
-  - Suite 100C - 2,515± SF

*Three Suites Sample



Potential Subdivisions Sample Rendering

