



**CARDENTE**  
 REAL ESTATE  
 Commercial / Investment Brokerage

For Lease

**DESIRABLE DOWNTOWN PORTLAND OFFICE SPACE**



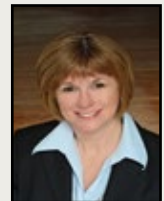
**HISTORIC HAY BUILDING • PORTLAND, MAINE**

**Cardente Real Estate** is pleased to present for lease prime downtown office space on the third floor of the iconic Hay Building at 594 Congress Street, a location considered among the best in Portland, in the heart of the Arts District at Congress Square. Divisible from one to eight office spaces (2,562+/- SF total, with spaces beginning at 100+/- SF), with two entrances, restroom and kitchenette. An ideal environment for a single office or collaborative work space. Join Starbuck's (first floor) and Broken Crow Collaborative (2nd floor). Available immediately.

594 Congress Street • Portland, Maine



**Cardente Real Estate**  
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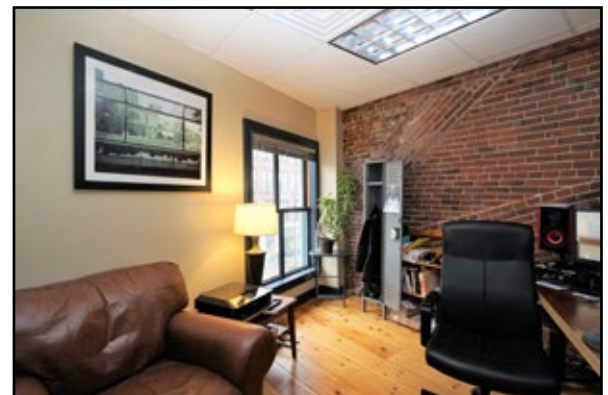


594 Congress Street • Portland, Maine

## Property Details

*Designed by Charles Quincy Clapp in 1826 with an addition by John Calvin Stevens in 1922, The Hay Building is a landmark among Portland's landscape of rich architecture and is one of the most photographed and painted buildings in Portland.*

- Property Address:** 594 Congress Street, Portland, Maine
- Location:** Heart of the Arts District
- Property Type:** Professional Office
- Building Size:** 7,624± Square Feet
- Total Stories:** Three (3)
- Total Units:** Three (3)
- Unit Number:** C (Third Floor)
- Building Class:** B
- Zoning:** B-3 (Downtown Business Zone)
- Parking:** On-street or local garage
- ADA Compliant:** No
- Restrooms:** One (1)
- Kitchenette:** Yes
- Flooring:** Carpet/Hardwood
- Area Businesses:** State Theatre, Starbucks, Cross Insurance Arena, Holiday Inn By the Bay, Maine College of Art, Portland Museum of Art, Portland Children's Museum, Westin Portland Harborview Hotel, and many local restaurants and boutiques



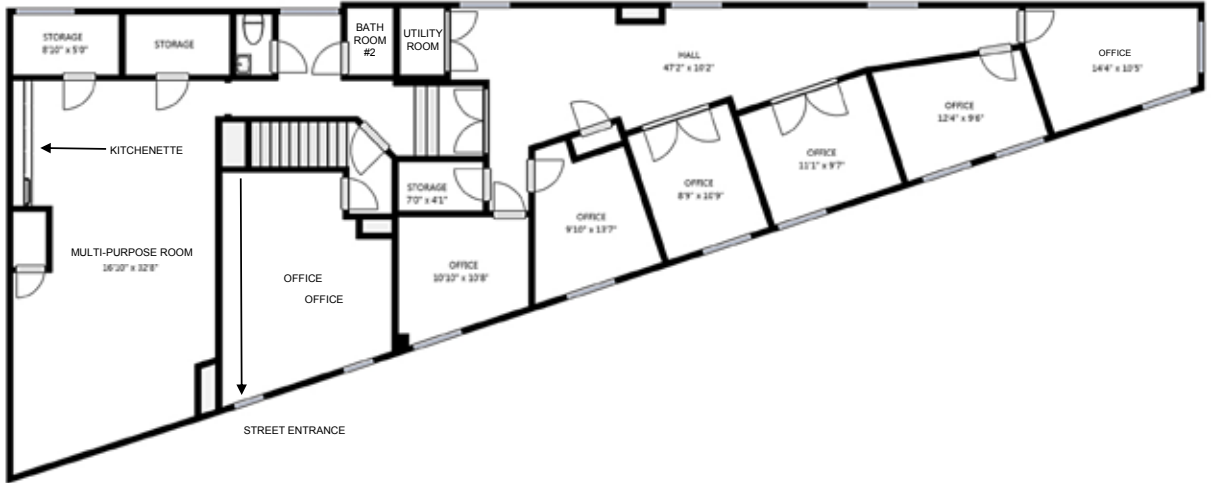
## Lease Details

- Available Space:** 100-2,562± SF
- Lease Rate:** \$12/SF Modified Gross



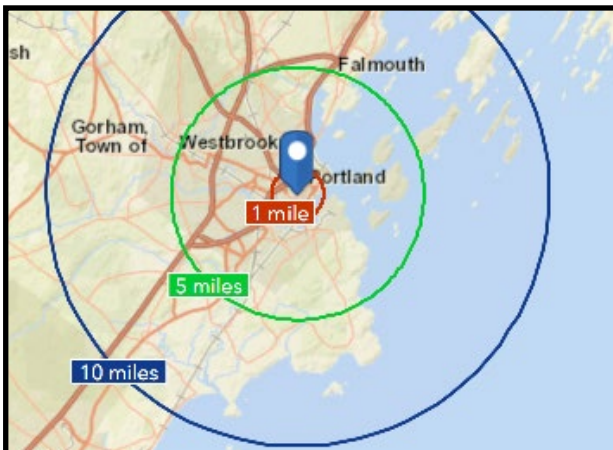


## Floor Plan & Location



Miles from Location

Drive Time



594 Congress Street • Portland, Maine