



CARDENTE
 REAL ESTATE
 Commercial / Investment Brokerage

Celebrating a Decade of Excellence and Counting...

FOR LEASE

OCEAN GATE PLAZA

PREMIER CLASS A OFFICE IN DOWNTOWN PORTLAND

- 4,485 +/- SQUARE FOOT CORNER SUITE ON 5TH FLOOR
- PANORAMIC VIEWS OF PORTLAND'S PENINSULA
- SUBDIVIDABLE TO 2,100 +/- SQUARE FEET



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 Designated Broker / President

Voted 2008 Maine Commercial Realtor of the Year.

Building a Foundation of Trust,



One Client at a Time...

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Cheri Bonawitz
 Broker

322 FORE STREET, 3RD FLOOR • PORTLAND, MAINE

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Cardente Real Estate is pleased to offer for lease 4,485± square feet of Class A office space at Ocean Gate Plaza. Located in the Heart of the Financial District at 511 Congress Street, this 5th floor corner unit has panoramic views extending from Back Cove all the way to Portland Harbor. The current layout includes five perimeter offices, one large conference room, open area ideal for workstations and/or additional offices, a designated server room, and a cafe style kitchenette with a breakfast bar. All existing offices and the large conference room offer various views of Portland's Peninsula including the executive corner office that has two walls of picturesque glass. Perimeter offices each have individual temperature controlled heating and cooling units so to provide occupants with maximum comfort. Currently the last office space available for lease at Ocean Gate Plaza, this suite is ideal for all types of professional office users looking for a signature location in Downtown Portland with all of the Class A amenities.

Back Cove / Downtown Window View



Corner Office Window Views



Open Breakfast Bar
& Kitchenette



Perimeter Offices
& Open Workspace



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OCEAN GATE PLAZA

Building Size: 128,400± square feet (9 stories)

- Location:**
- Signature location in the Heart of Portland's Financial & Arts Districts.
 - Easy accessibility to I-295, Maine Turnpike, and Portland Jetport.
 - Surrounded by restaurants, hotels, and shopping.
 - Within walking distance to the Old Port and Portland Harbor.

- Building Amenities:**
- Panoramic Views of Back Cove, Downtown Portland, and Portland Harbor.
 - Completely rebranded building with chic renovations to main lobby, common areas, and building exterior.
 - Onsite maintenance, management, and security.
 - Vibrant first floor tenanted with various specialty services including a yoga studio, spa, and restaurant.
 - Staffed concierge desk in main lobby of building during regular business hours.
 - Beautiful courtyard entrance off of Congress Street with signature artwork, landscaping, and open space with outdoor seating.
 - Ocean Gate Plaza website utilized to promote the Tenants and building services.
 - Onsite recycling & trash disposal bins.
 - Fully functional and accessible lower level providing easy access, vending, bathrooms, mail services, and storage rooms (storage subject to availability and monthly rates).

Signage: Directory signage provided in main lobby & on entry door.

- Accessibility & Security:**
- Electronic keyless card system provides Tenants with 24 hour access.
 - Premises loading dock with direct access to elevators that go to each floor.
 - LED exterior lighting and security cameras around building perimeter.

Parking: Surface parking on premises & in area garages. Parking provided at market rates & is subject to availability.

Heating & Cooling: Individual temperature controlled heating & cooling units in offices to provide maximum comfort for occupants. Central air in building core.

Operating Expenses: Included in base rent. Tenant is responsible for its pro rata share of any increases over the base year.

Utilities: Tenants are responsible for their pro rata share of electricity and HVAC. Estimated cost for electricity and HVAC is estimated at \$2.63 per square foot for 2016.

Availability: 4,485± square feet subdividable to 2,100 +/- square feet (Last office suite available).

Lease Rate:

- \$16.50- \$18.00 per square foot Modified Gross

Information furnished are from sources deemed reliable, but no warranty is made to the accuracy thereof. All information should be independently verified. This Agency/Licensee represents the Seller's/Landlord's interest, and as such, has a fiduciary duty to disclose to Seller/Landlord information which is material to the Sale/Lease, acquired by the Buyer/Tenant or any other source, except in cases of disclosed dual agency.



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**NEW OWNERSHIP
REBRANDED BUILDING**



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 upgrades, keyless card entry upgrades, and a complete rebrand of the building and the property's Congress Street Courtyard. Other amenities of Ocean Gate Plaza include onsite security during business hours, onsite trash and recycling, shared rear loading dock with elevator access, dry basement storage, and onsite surface parking. This is a must see for any professional office users looking to have a SIGNATURE presence in Downtown Portland, Maine.



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LOCATION

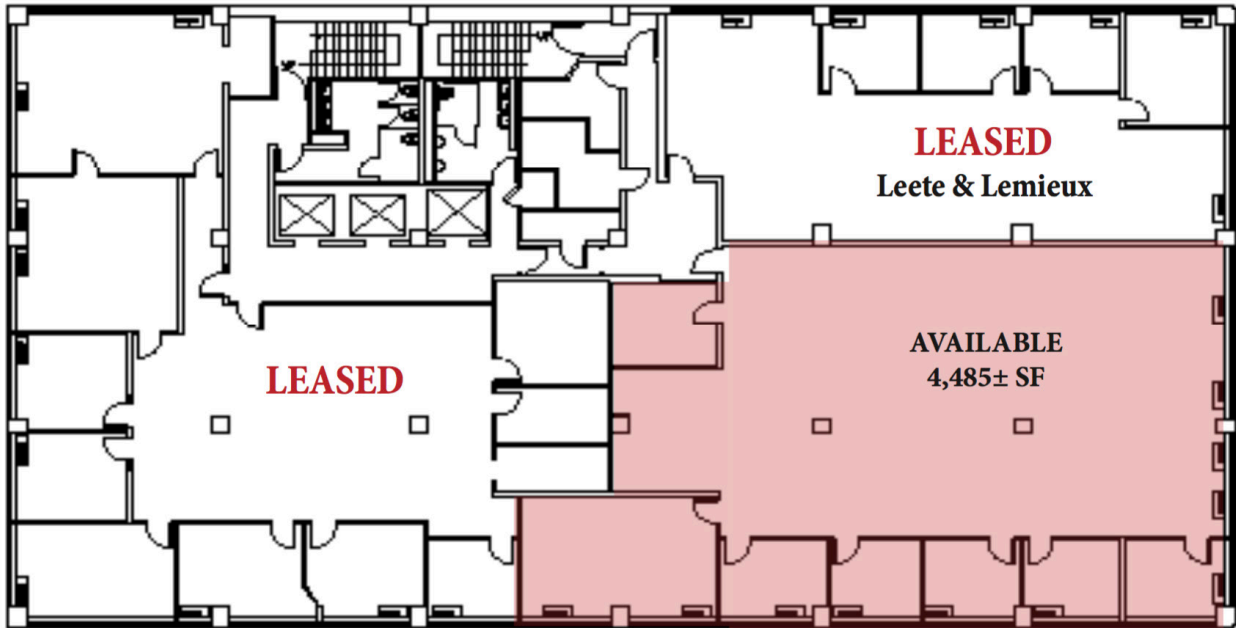
Ocean Gate Plaza is located at 511 Congress Street in Downtown Portland, Maine. This 130,000 +/- Class A office tower defines the skyline of Portland's Peninsula and is considered the Gateway to Portland's Financial and Arts Districts. The premises is minutes from I-295, the Maine Turnpike, and US Route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

Congress Street was named one of the top ten streets in America by the American Planning Association.

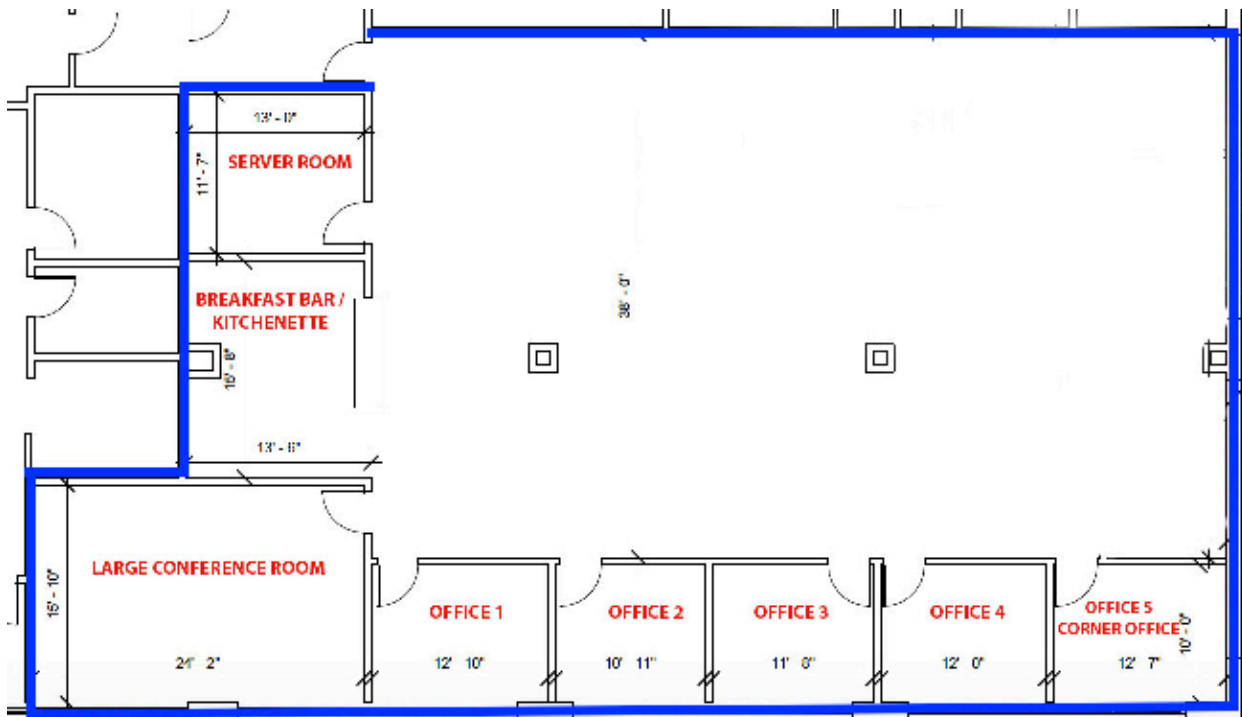




FIFTH FLOOR LAYOUT



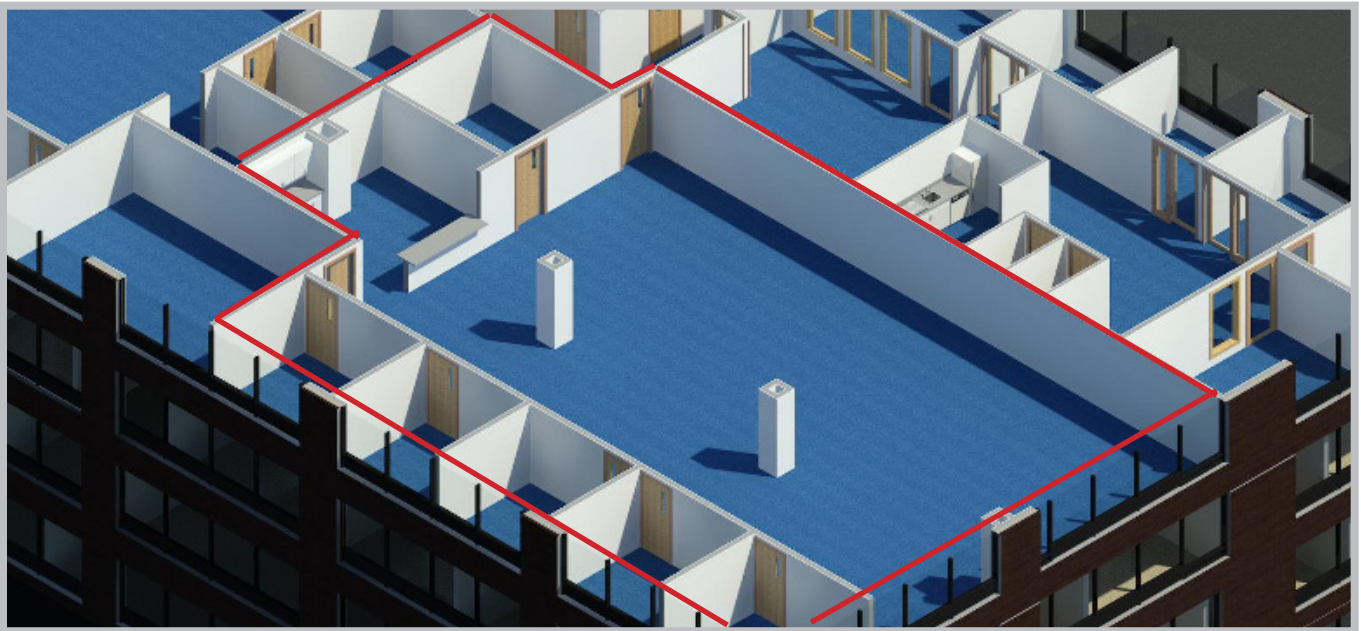
CURRENT PREMISES LAYOUT





EXISTING LAYOUT • ANGLE ONE

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EXISTING LAYOUT • ANGLE TWO

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