



CARDENTE
 REAL ESTATE
 Commercial / Investment Brokerage

FOR LEASE

Offices at the **BERLIN MILLS WHARF**

- 1,000 - 2,232± SQUARE FEET ON 2ND & 3RD FLOOR • ONSITE PARKING AVAILABLE
- DOWNTOWN PORTLAND WATERFRONT LOCATION WITH MAINSTREAM EXPOSURE

400 COMMERCIAL STREET • PORTLAND, MAINE



Office: 207.775.7363
 Fax: 207.773.0066
 Direct: 207.775.5677
 Cell: 207.233.8229
matt@cardente.com

Matthew Cardente
 Designated Broker / President
 Voted 2008 Maine Commercial Realtor of the Year

Building a Foundation of Trust,



One Client at a Time...

322 FORE STREET • PORTLAND, MAINE

WWW.CARDENTE.COM

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PROPERTY SUMMARY

Cardente Real Estate is pleased to offer for lease 1,000 - 2,232± square feet of office space at the Berlin Mills Wharf at 400 Commercial Street in Downtown Portland, Maine. Remaining availability includes up to 2,232 +/- square feet of contiguous office space with various views of Portland's Working Waterfront and the Downtown District. Building amenities include elevator access, onsite parking, and highly visible signage on Commercial Street. Each suite offers various floor plans with the potential for reconfiguration based on a Tenant's specifications.

The Offices at Berlin Mills Wharf offer a convenient location that is in close proximity to the Route One Interchange, I-295, the Maine Turnpike, Portland's Financial & Arts Districts, and the Old Port. Being steps away from Casco Bay, 400 Commercial Street is ideal for all types of professional office users and marine related businesses. Take in the views of the harbor and bustle of Portland's working waterfront and join Migis Hotel Group, Portland Yacht Services, and others at this premier location.



Suite 302



Suite 202



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Property Details

Property Address: 400 Commercial Street, Portland

Owner: Berlin Mills Wharf Associates

Building Size: 21,188± SF

Stories: Four (4) Stories

Elevator: Yes

Handicap Accessible: Yes, with common area restrooms

HVAC: Rooftop heating and air conditioning units

Water/Sewer: Public

Electrical: 200 Amp

Sprinkler: Yes

Flooring: Varies per unit.

Zoning: WPDZ (see Broker for details)

Parking: Available onsite (see Broker for details)

Location: Downtown Portland waterfront, in close proximity to Route 1 interchange, I-295, Maine Turnpike, and Portland's Financial District and Arts District

Building Tenants: Portland Yacht Services, CD₂ Consulting Inc., North Atlantic Inflatables, Migis Hotel Group, Blumar Seafoods, Sustainable Seafood Sales, Marine Safety Consultants and more!

Lease Details

Available Suites:

Suite 201:	1,000± SF	LEASED
Suite 202:	2,232± SF	
Suite 302:	1,000 - 2,232± SF	
Suite 303:	1,513± SF	LEASED

Layout: See Floor Plans on following pages

Availability: Immediate

Utilities: Tenant's responsibility; separately metered

Lease Rate: Starting at \$12/SF Modified Gross

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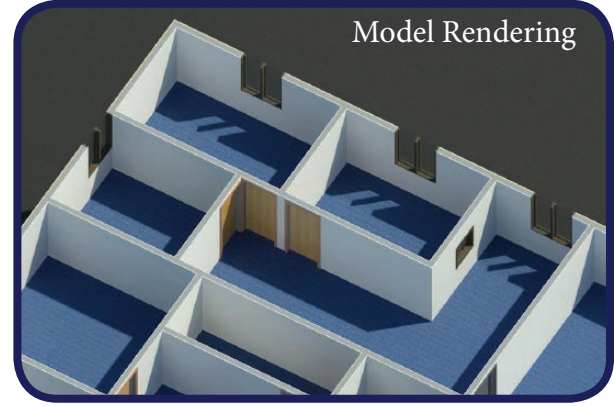
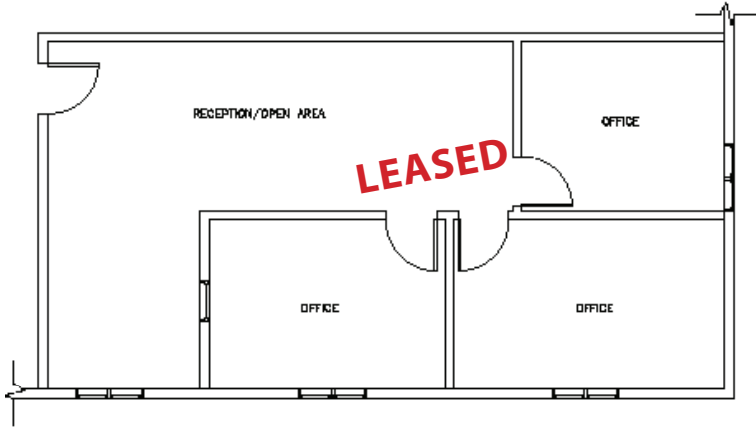
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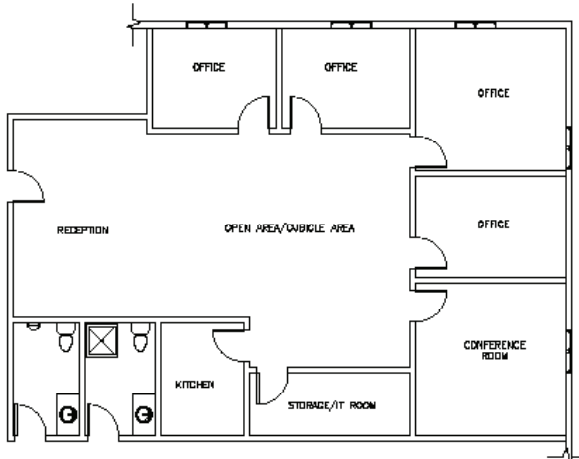
FLOOR PLANS

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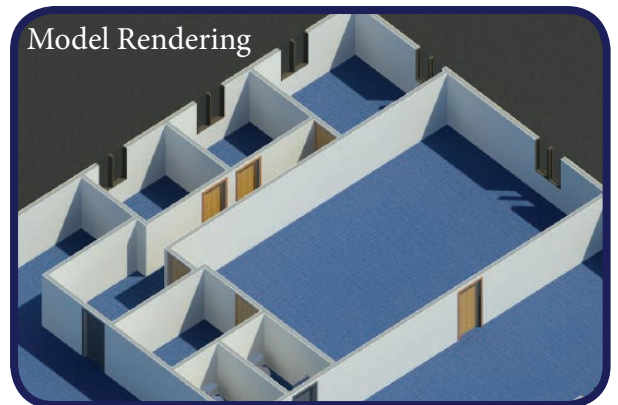
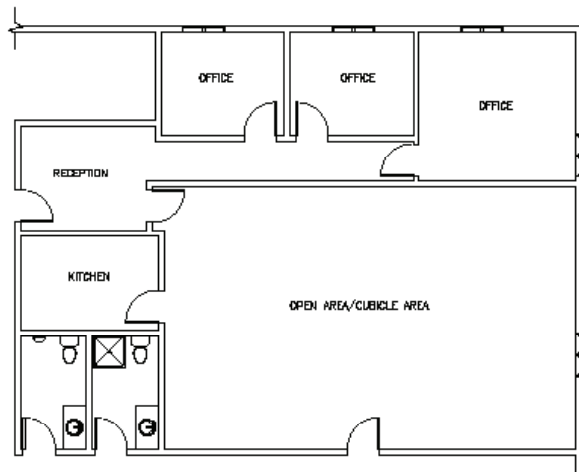
SUITE 201



SUITE 202



SUITE 302



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PROPERTY PHOTOS

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