

# OCEAN GATE PLAZA

**NEW OFFERING**

**6,100-10,000± SQUARE FEET OF HIGH EXPOSURE RETAIL/RESTAURANT/OFFICE**

**511 CONGRESS STREET • PORTLAND, MAINE**

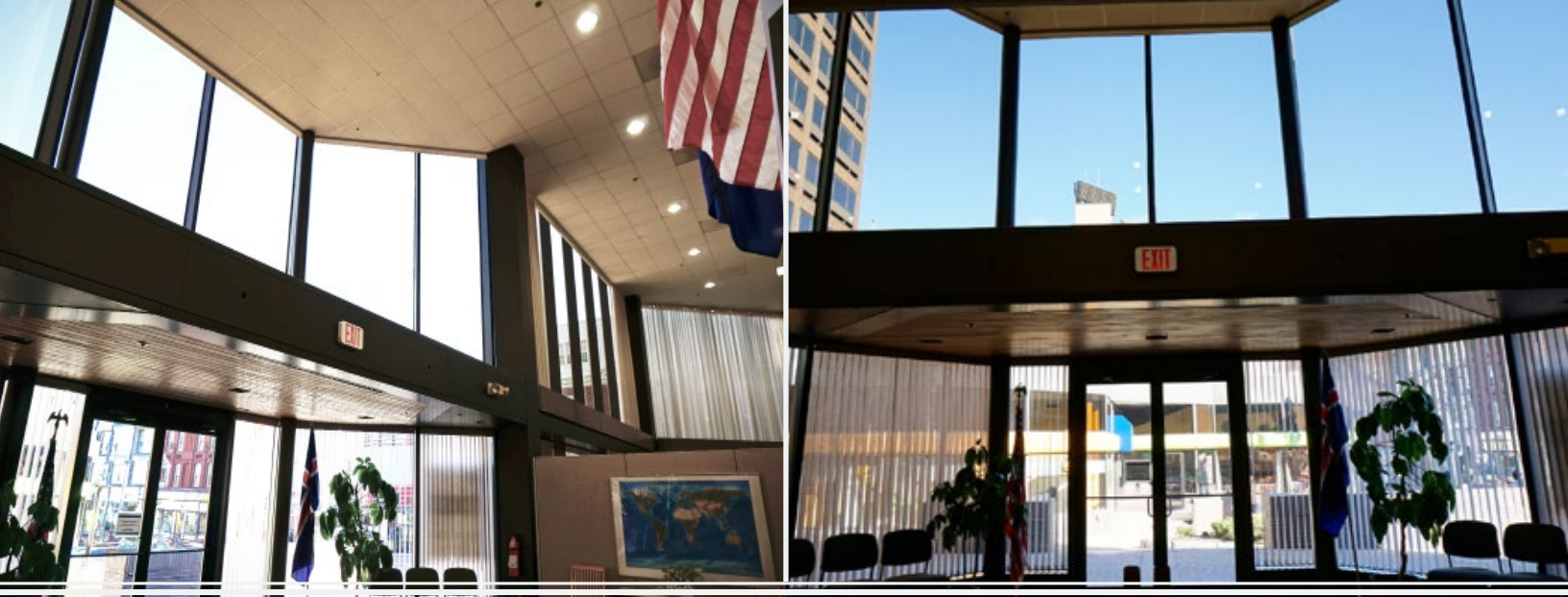


*For further information,  
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**Cardente Real Estate** is pleased to offer for lease the signature retail wing of Ocean Gate Plaza located at 511 Congress in Portland, Maine. Currently occupied by Maine International Trade, this 6,037± square foot 1st 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 adjacent 2,200± square foot unit can be combined with this space to prove over 8,000± square feet of first floor space. Subject to approvals, a mezzanine can be added within the wing to provide various configurations of retail, restaurant, and/or office.

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





**ART DISTRICT**

MECA

Port City Music Hall

**FINANCIAL DISTRICT**

Cross Insurance Arena

Monument Square

Ocean Gate Plaza  
**PREMISES**  
511 Congress St

Portland  
Public  
Library



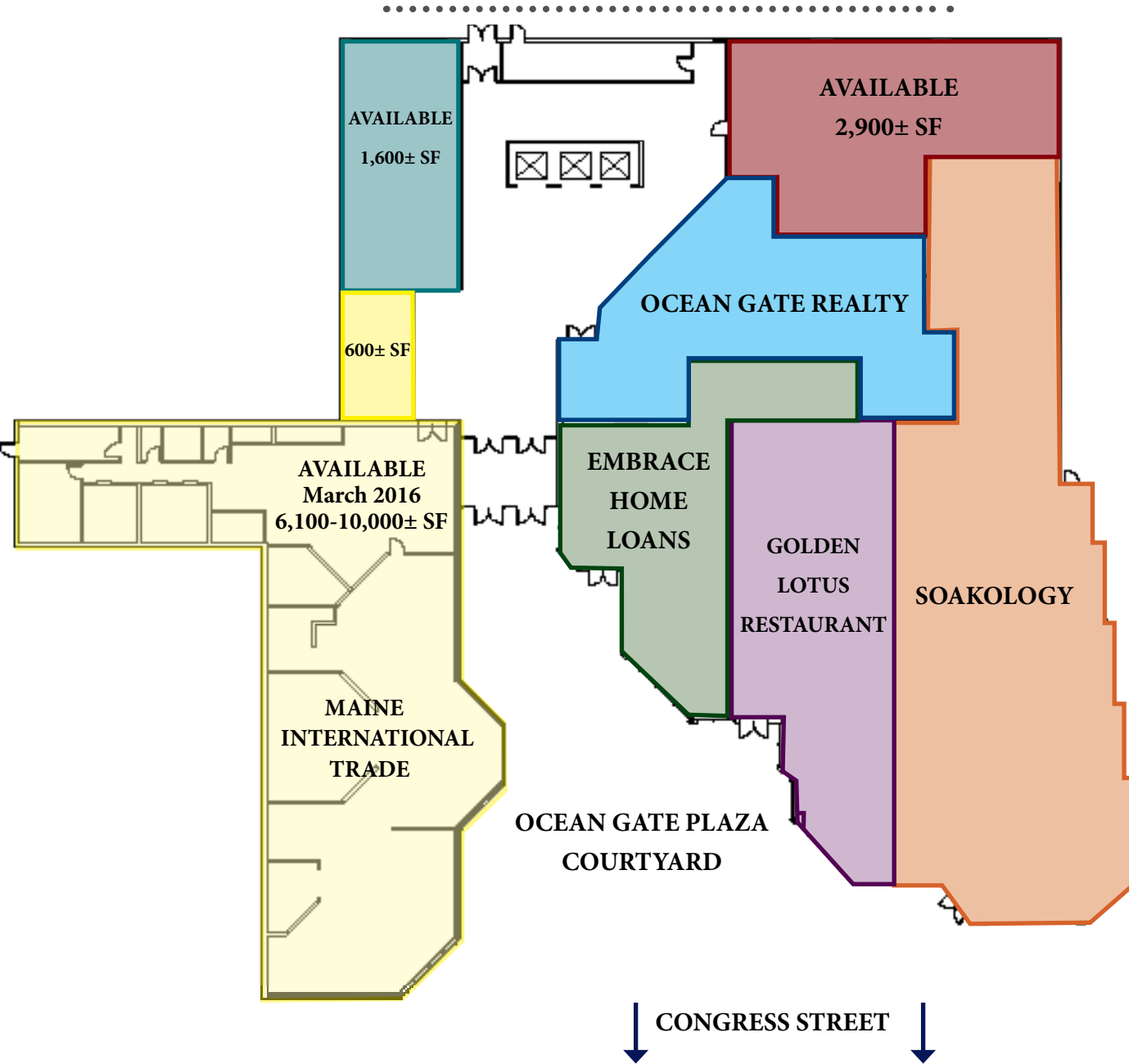
# PROPERTY DETAILS

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<b>Building Size:</b>	130,000± SF (9 stories)
<b>Availability:</b>	6,100-10,000± square feet of retail/restaurant/office space
<b>Footprint:</b>	6,100± square feet with the option to expand to 8,300± square feet (10,000± square feet if mezzanine is built)
<b>Location:</b>	Highly visible wing with mainstream exposure & direct access on Congress Street. Congress Street was voted one of the best streets in the United States.
<b>Signage:</b>	On the glass of the space. Potential for premier signage on top of property available at additional cost.
<b>Tenant Access:</b>	24 hours. Space provides exterior entrance & entrance in main lobby
<b>Amenities:</b>	<ul style="list-style-type: none"><li>• Front area has 22' walls with floor to ceiling windows on two sides</li><li>• Located in the Heart of Portland's Financial &amp; Arts District</li><li>• Vibrant Downtown area providing a mix of retail, restaurants, office &amp; general business</li></ul>
<b>HVAC:</b>	Central HVAC (separately metered and Tenant's responsibility)
<b>Outside Seating:</b>	Potential for outside seating in Ocean Gate Plaza Courtyard (See broker for details)
<b>Electricity:</b>	3-Phase Capability (separately metered and Tenant's responsibility)
<b>Security:</b>	Onsite security during business hours in the main lobby.
<b>Tenant Improvements:</b>	Negotiable
<b>Parking:</b>	Onsite surface parking available during business hours (subject to availability). On-site after hours parking available (See broker for details)
<b>Uses:</b>	Ideal for restaurant, retail, office & general business
<b>General Layout:</b>	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)
<b>Lease Rate:</b>	\$16 per square foot Modified Gross (Tenant responsible for utilities & share of increases over base year).

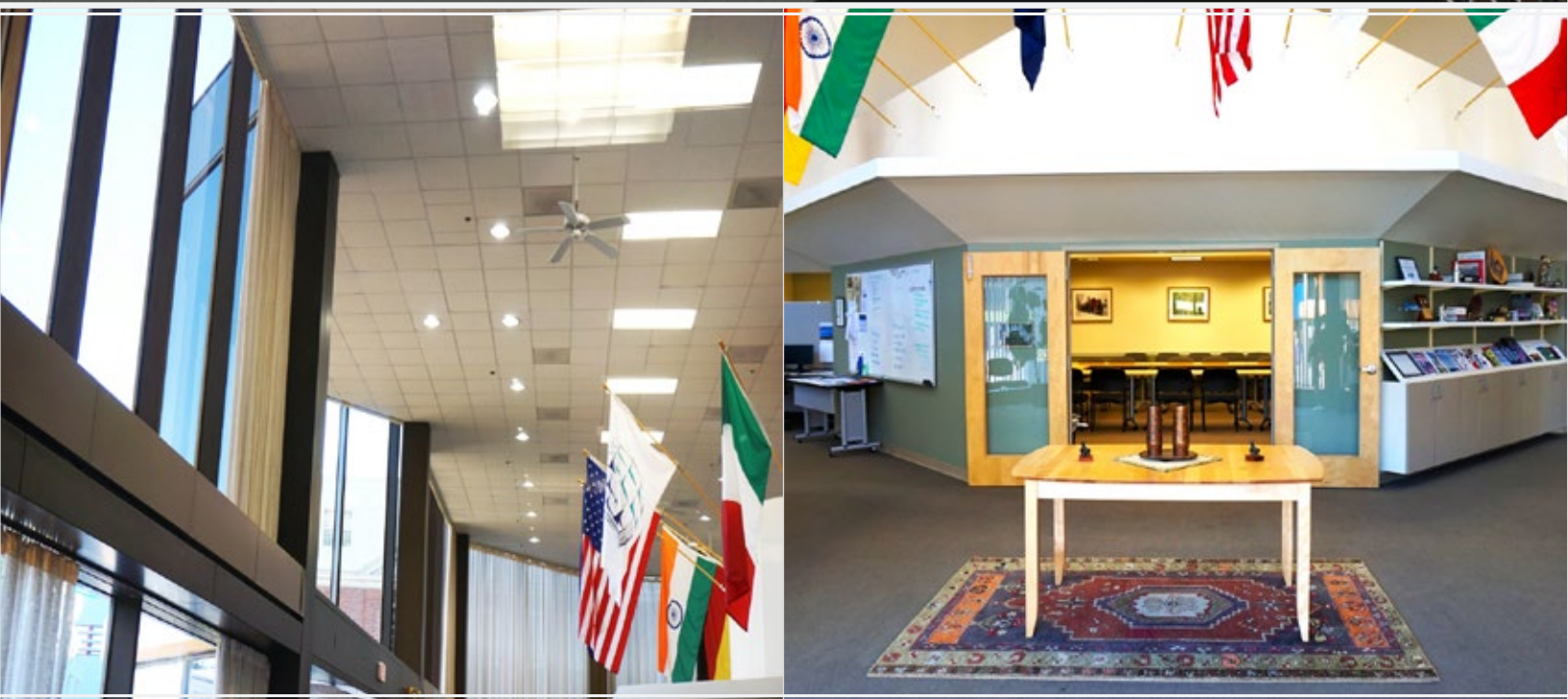


## FLOOR PLANS





*Current Floor Rendering*



*Potential 2nd Floor Sample Rendering*



