

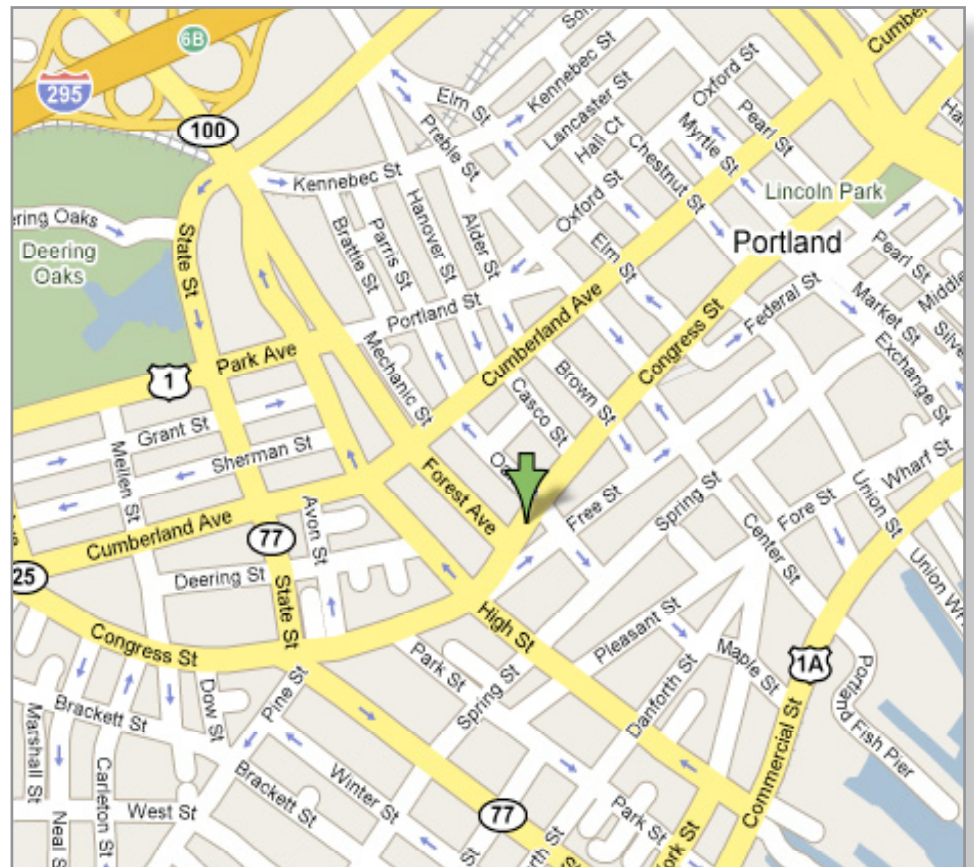
562 Congress Street

562 Congress St.
Portland, ME 04101

Use	Retail/Office
Building Area	90,795 SF
No. of stories	6
Water Views	Yes
Walkable location	Yes
Distance from Interstate	.2 mi.



Built in 1900 as a downtown department store, the “Baxter Building” was initially renovated in 1955 and was the site for the main switch-board for AT&T. In 1992 it was substantially renovated to modern office standards and leased as a multi tenant office and retail location. Large floor plates (17,000± SF), a central location, and water views make this a unique building for its era.



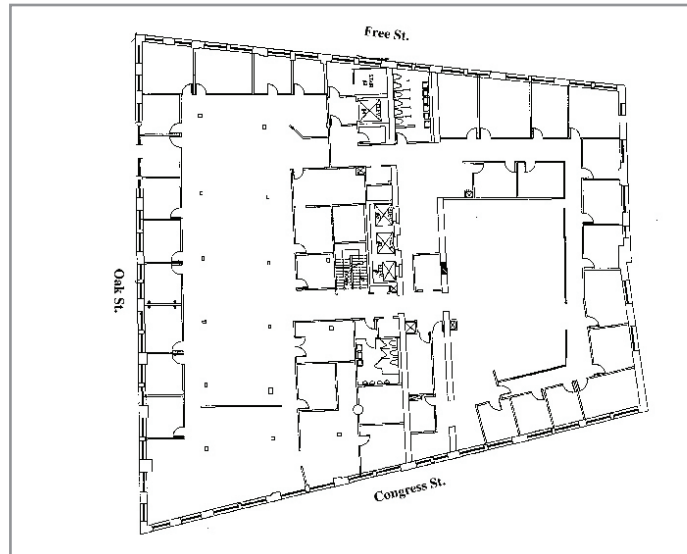
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Property Info

Year Built	1900
Year Acquired	1995
Property Management	Fore River Management
Operable Windows	Yes
Sprinklers	Yes
Zoning	B-3
Elevators	3 electric passenger elevators and 1 freight elevator
Electric Service	208V 3 phase
Phone/Data/T-1	All available
HVAC overview	DDC system monitors and controls HVAC systems, setbacks, and equipment including: Two common oil fired hot water boilers, 51 hp each, providing hot water heating. A common 220 ton cooling tower and two (80 ton and 100 ton) electrical chillers Typically, four pipe Air Handling Units (AHU) located throughout the building are used to provide ducted tempered air, including outside fresh air, to Variable Air Volume (VAV) boxes.
Redundant Power Supply?	Yes

Floor Plan



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