

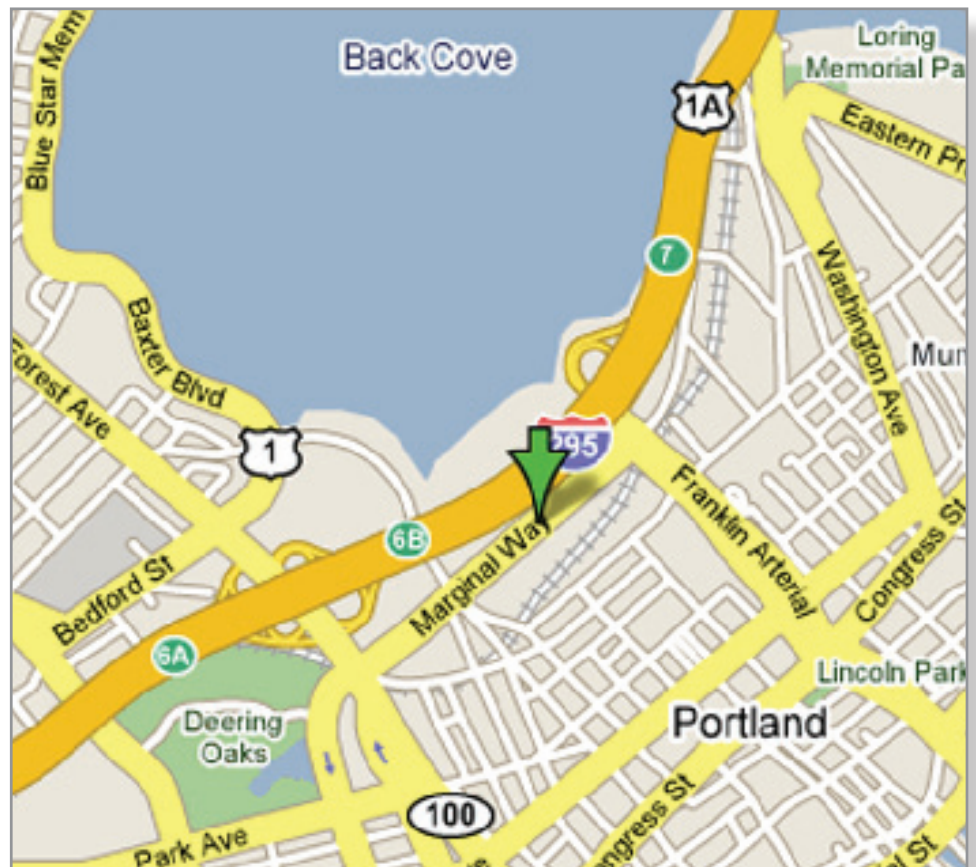
145 Marginal Way

145 Marginal Way Portland, ME 04101

Use	Retail / Office
Building Area	20,513 SF
Land Area	1.15 ac.
Walkable location	Yes
Distance from Interstate	.1 mi.
Parking Spaces	99



Conveniently located with good visibility and access from I-295 and within walking distance of downtown Portland and the Old Port. This building was built in 2005 and has modern HVAC, plumbing, and data service. Free parking is available on site for customers and employees.



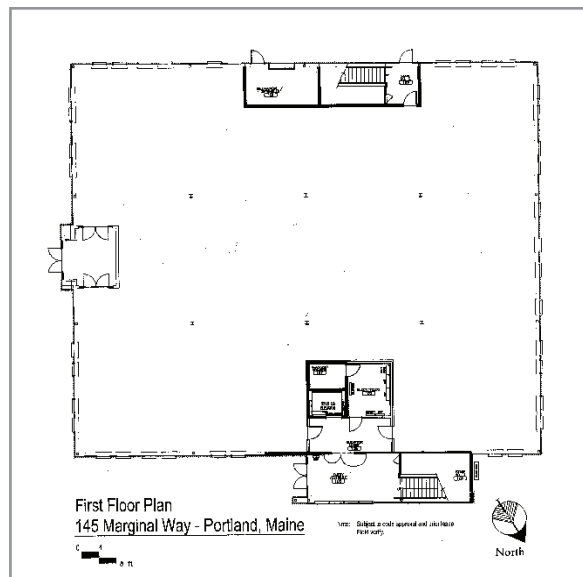
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Property Info

Year Built	2005
Year Acquired	2005
No. of stories	2
Property Management	Fore River Management
Water Views	Yes
Operable windows	Yes
Sprinklers	Yes
Zoning	B-7
Elevators	1 hydraulic
Electric Service	208V 3 phase
Phone/Data/T-1	All available
HVAC overview	Tenant spaces have high efficiency rooftop units with gas fired heat, electric AC, economizers, and fresh air make up dampers to provide conditioned air to multiple variable air volume units. Common gas fired boiler provides terminal reheat to the VAV for additional zone control and comfort. Programmable thermostats provide hours of operation and setback.

Floor Plan



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