

OFFICE SUITES OR INDIVIDUAL DESKS FOR LEASE



93-95 India Street, Portland, ME 04101



OFFERING SUMMARY

AVAILABLE SF:	95 - 211 SF
LEASE RATE:	\$395 - 795 per month (Gross)
YEAR BUILT:	1906
BUILDING SIZE:	7,855 SF

PROPERTY OVERVIEW

This newly renovated space at 93-95 India Street is nestled in the heart of Portland's East End neighborhood. Exposed brick and large windows offer cozy office suites or desks as shared office space. Some have private entrances! Reserve a desk or take a full office. Co-working space gives opportunity to bounce ideas off your fellow coworkers and gain so much more than just working in a home office. This is a highly visible location with easy access from I-295 and a short walk to local shops and restaurants.

PROPERTY HIGHLIGHTS

- EAST END NEIGHBORHOOD LOCATION
- CO-WORKING SPACE
- NETWORKING OPPORTUNITIES
- 24/7 ACCESS
- CONFERENCE ROOM
- KITCHENETTE
- HIGH SPEED INTERNET
- FILE STORAGE ON SITE

KW COMMERCIAL
50 Sewall Street,
Second Floor
Portland, ME 04102

SCOTT BALFOUR
Agent
0: 207.774.7715
sbalfour@balfourcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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93 India Street Options

Each office has a brick accent wall and great natural light. Each has an external private entrance. These desks/rooms have easy access to the Reception Area, Conference Room, Kitchenette & Bath

93A

Entry: Direct from Outside

Desks Provided: 1-4

Dimensions: 17' x 11'9"

\$395/desk per month

93B

Entry: Direct from Outside

Desks Provided: 1

Dimensions: 10'6" x 9'

\$550/suite per month

93C

Entry: Direct from Outside

Desks Provided: 1-2

Dimensions: 17'6" x 12'

\$795/suite per month



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95 India Street Options

These desks/rooms all border on the common area and have easy access to the Reception Area, Conference Room, Kitchenette & Bath

95A/B

Access from Common Area

Desks Provided: 1-2

Dimensions: 16'6" x 10' 6"

\$795/suite per month

95C

Access from Common Area

Desks Provided: 1-2

Dimensions: 17'6" x 10'

\$695/suite or \$375/desk per month

95D

Access from Common Area

Desks Provided: 1-2

Dimensions:

\$695/suite or \$375/desk per month



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AMENITIES

- Conference Room
- Reception Area
- TV Screen
- Apple TV
- White Board
- High Speed Internet
- Kitchenette
- Bathroom
- Printer Area
- File Storage Area
- Trash Removal
- Weekly Cleaning
- Central Air Conditioning/Heat
- Signage for Suites
- Open 24/7
- Individually Keyed Suites

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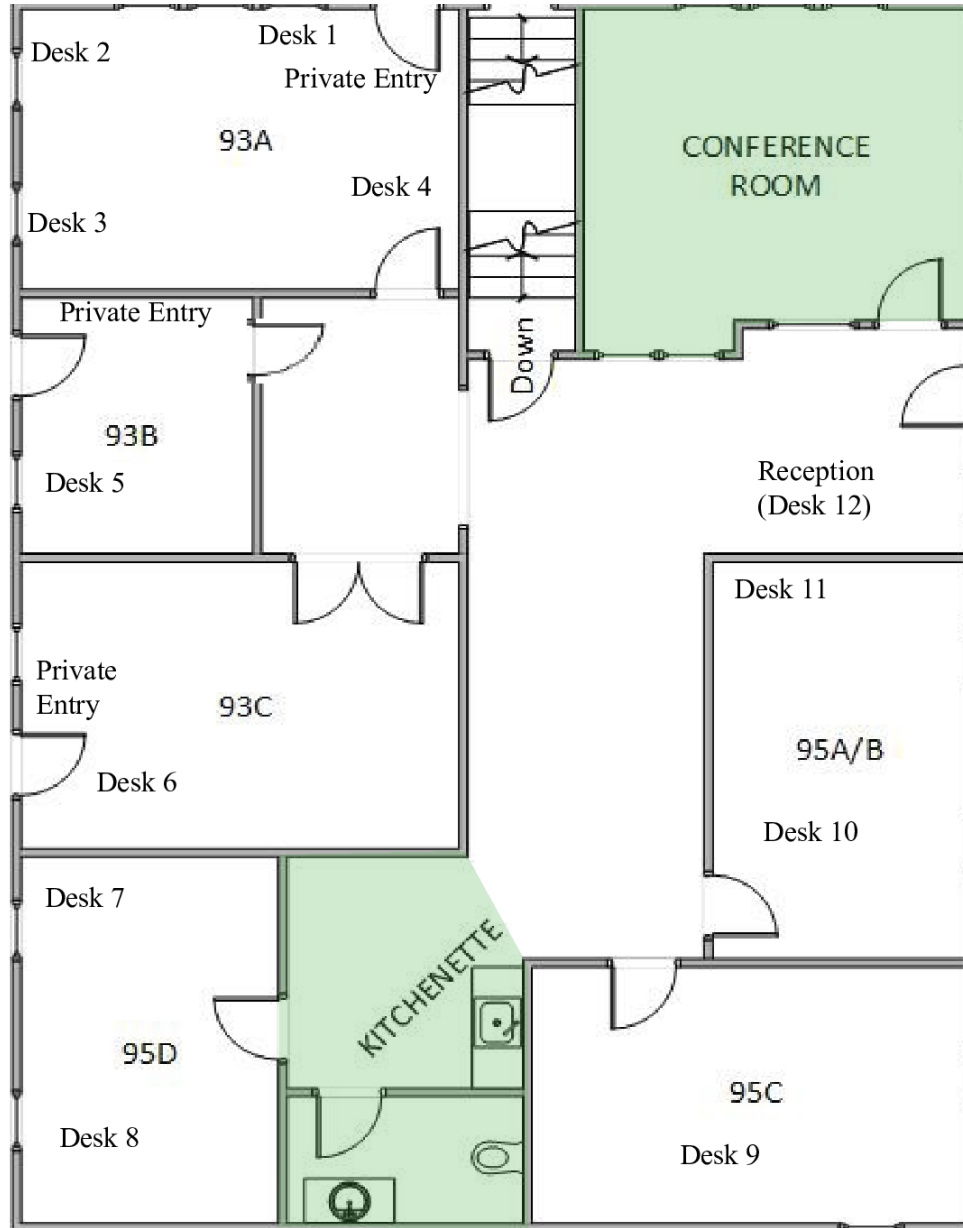
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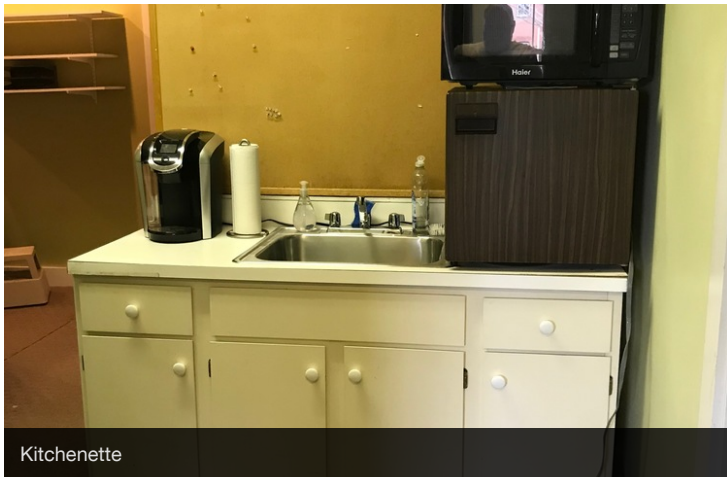
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Printer Area



Conference Room



Kitchenette



File Storage



Reception



Reception

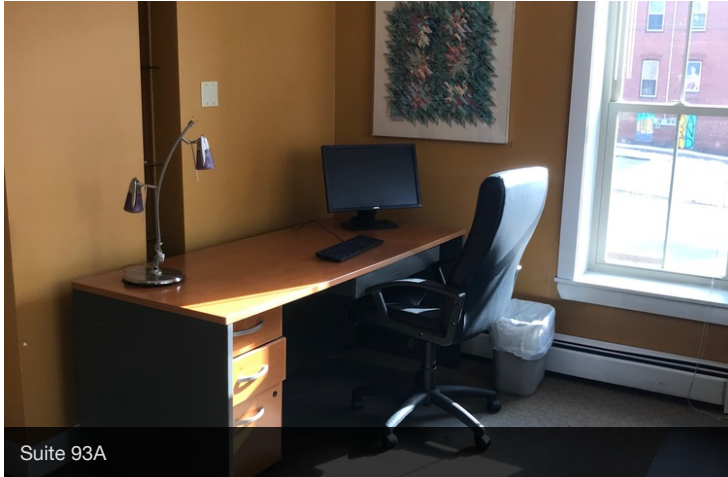
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OFFICE SUITES OR INDIVIDUAL DESKS FOR LEASE



Suite 93A



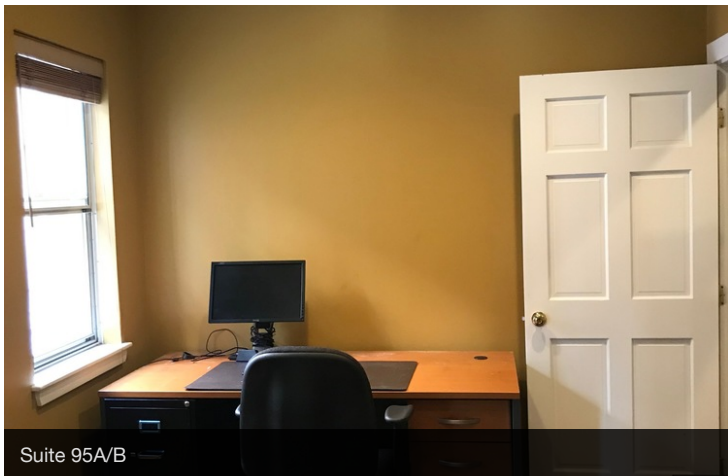
Suite 93A



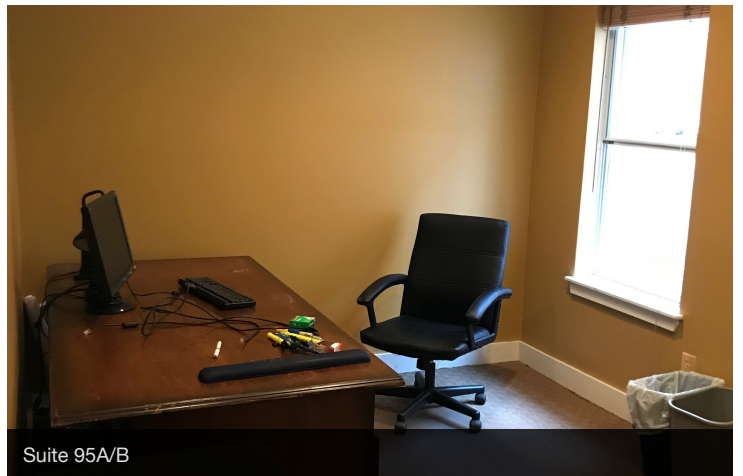
Suite 93B



Suite 93C Private Entrance



Suite 95A/B



Suite 95A/B

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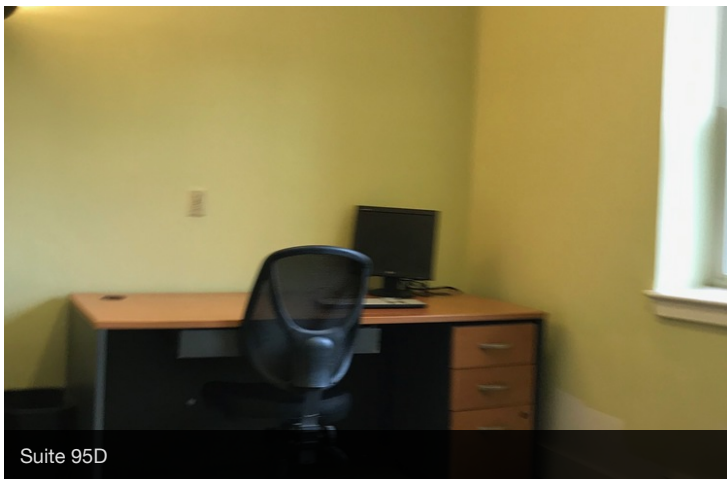
Suite 95D



Suite 95C



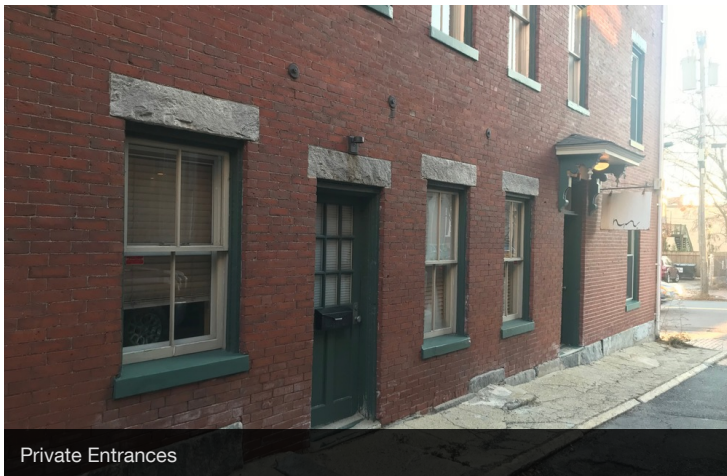
Suite 95C



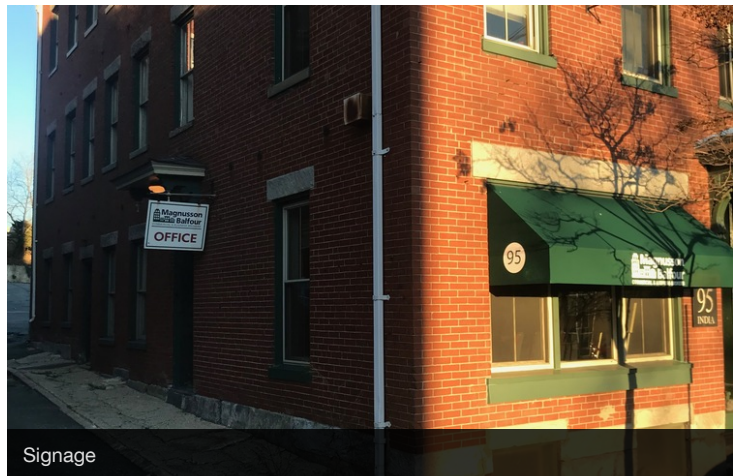
Suite 95D



Suite 95D



Private Entrances



Signage

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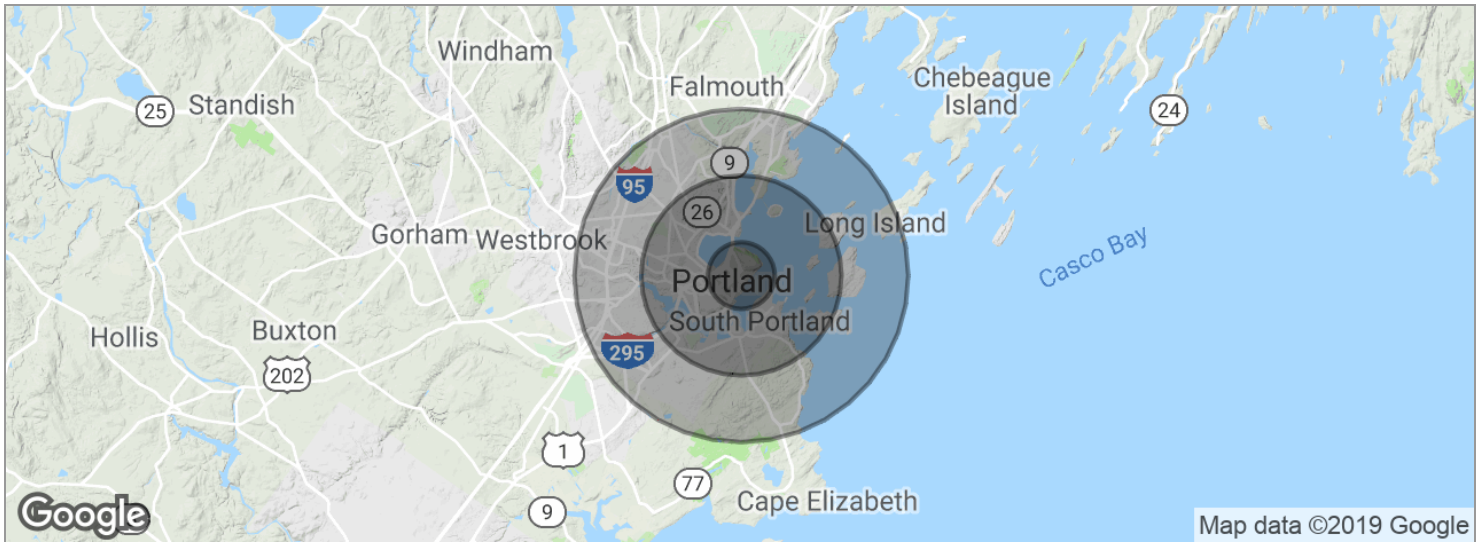
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,269	69,698	113,082
Median age	34.1	37.4	38.5
Median age (male)	34.5	36.4	37.2
Median age (Female)	34.1	38.4	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,190	33,905	52,149
# of persons per HH	2.0	2.1	2.2
Average HH income	\$42,516	\$55,059	\$61,782
Average house value	\$327,689	\$270,823	\$272,212

* Demographic data derived from 2010 US Census

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