

# SUBLEASE OPPORTUNITY IN HISTORIC, PROFESSIONALLY MANAGED BUILDING IN PORTLAND!

## GREAT LOCATION:

- 222 St. John Street, Portland, ME Suite #216
- Historic Maine Central Railroad building, built 1916
- West End/ St. John neighborhood; Next to Union Station Plaza
- Convenient access from downtown, Veterans Bridge, and I-295
- Portland METRO bus stop at this building

## PERKS & FEATURES:

- **Heat, Electricity & Business Mailbox included!**
- Rental includes 20' x 20' large room
- Option to also include reception desk and lobby area
- High ceilings, fresh paint, clean carpeting, large windows & great sunset views, efficient heating and cooling system, adjustable track lighting
- Located on 2nd floor, with elevator access, fully ADA accessible building, common area rest rooms on each floor (located two doors down from suite)
- **Ample free parking at on-site lot** at rear entrance of building
- Includes centrally located suite mailboxes, outgoing mail area
- Directory board in lobby and on each floor
- Shares space with a well-established massage therapist (option to lease this space as well)

## SPACE USE:

- Currently used as community acupuncture studio, with office space, waiting area with reception desk, large treatment room with window to reception desk
- Great for health & wellness providers, yoga or fitness studio, therapists/ group practice, bodyworkers,
- Or, configure as cubicles, group/ co-working space, conference area, wholesale/ makers space, start-up business, event planner space

## AVAILABILITY, PRICING & CONTACT:

- Available October 2017
- \$1,000/month for treatment room + reception desk + lobby
- \$850/ month for treatment room only
- Option to lease entire 1,170 sq. foot space including extra office and storage/expanded lobby area
- Contact **Ryan Nitz** to arrange a tour and discuss sublease options (207) 613-6220
- E-mail: [ryan@mainecenterforacupuncture.com](mailto:ryan@mainecenterforacupuncture.com)

