

# FOR LEASE

## Flex Building

3,375± SF | \$25.00/SF NNN



\*concept drawing for neighborhood redevelopment

## 1020 Congress Street, Portland

### Property Highlights

- *Excellent signage potential*
- *On-site parking*
- *Flex options include: retail, restaurant, medical*
- *Build-to-suit based on Tenant's requirements*
- *Part of a planned mixed-use development including adjacent properties*



### Property Description

We are pleased to offer 1020 Congress Street in Portland for Lease. The property is set to be fully redeveloped as part a planned mixed-use development. Flexible zoning allows for a multitude of uses. 1020 Congress Street is conveniently located less than 1/4 mile from Maine Medical Center and I-295.



### Broker Contact

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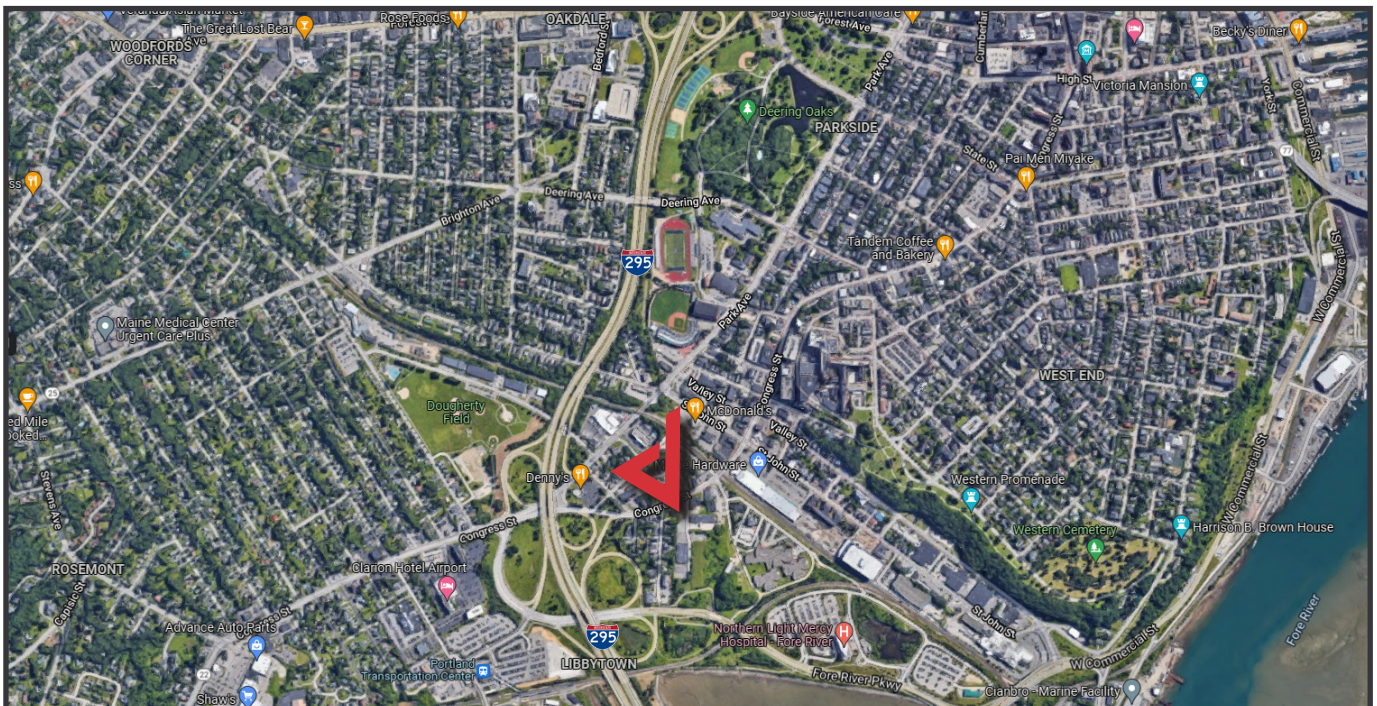
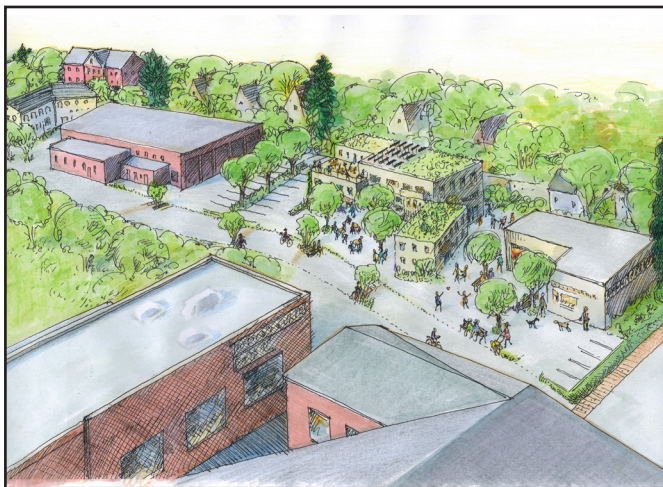
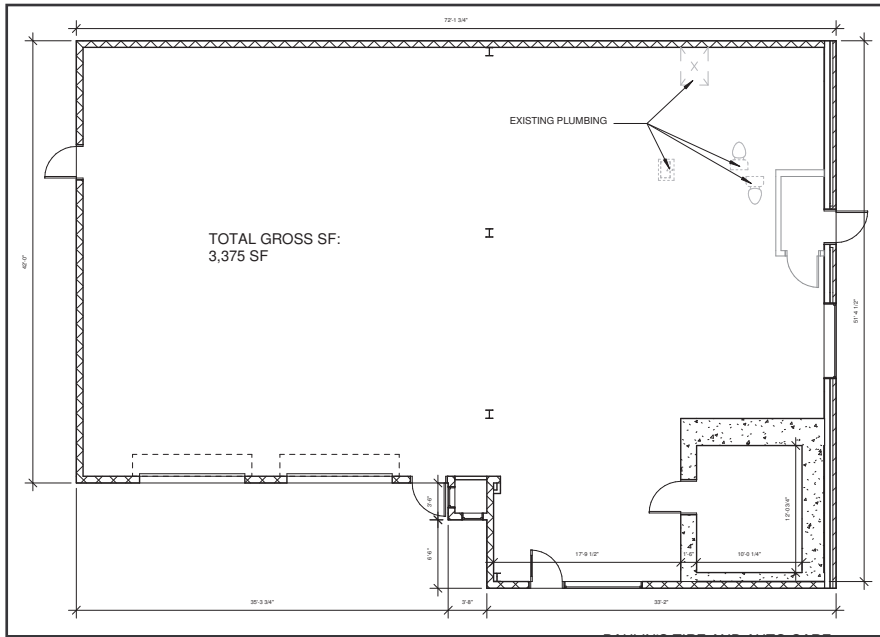
## Property Overview

Owner	1020 Congress Street LLC
Building Size	3,375± SF
Space Breakdown	1,659± SF - Garage 1,716± SF - Office
Lot Size	0.284± acres
Assessor's Reference	Map 76, Block A, Lot 16
Deed Reference	Book 34188, Page 99
Zoning	B2
Year Built	1964
Building Construction	Concrete block and steel
Electrical Service	200 Amp service, 120/240 Volt
HVAC	New system to be installed
Flooring	Concrete
Roof	Flat, rubber membrane
Overhead Doors	Two (2) 10' x 10'
Ceiling Height	12'±
Lighting	Parabolic lighting fixtures

**FOR LEASE : \$25.00/SF NNN**  
**Estimated NNNs : \$6.00/SF**







The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.