

# FOR LEASE

First Floor Retail/Commercial

2,600± SF | \$25.00/SF MG



## 400 Commercial Street, Portland

### Property Highlights

- High visibility location
- On-site parking
- Available boat slip
- 8' x 10' OHD with direct access to the wharf
- Professionally managed
- Edge of Portland's Old Port

### Property Description

We are pleased to offer for lease 400 Commercial Street in Portland. This 2,600± SF 1<sup>st</sup> floor retail/commercial space offers a newly built conference room, and an in-suite restroom and a kitchenette. Direct access to Commercial Street and everything Downtown Portland has to offer, minutes from I-295, I-95/Maine Turnpike, and US Route One.

#### Broker Contact

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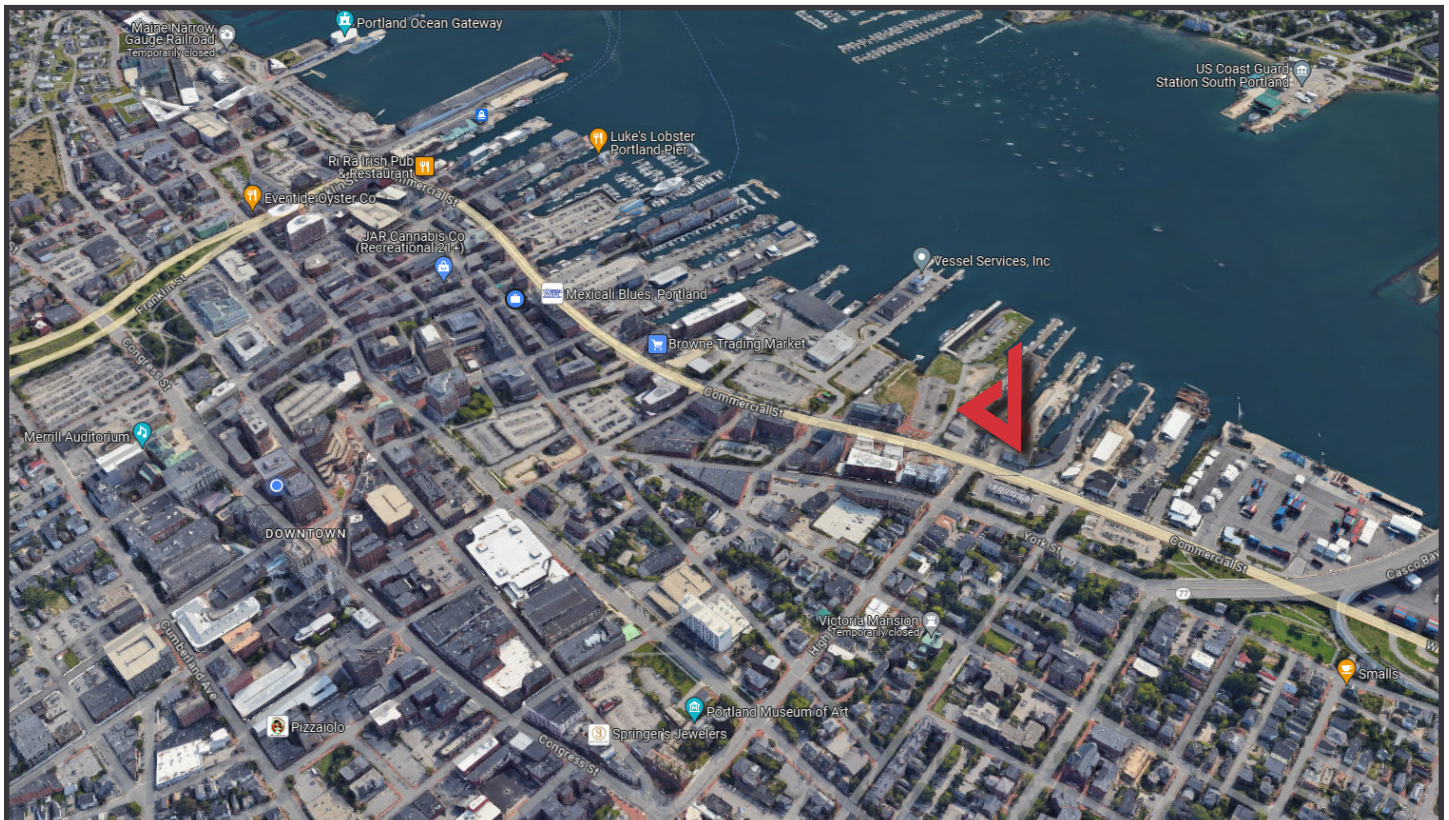
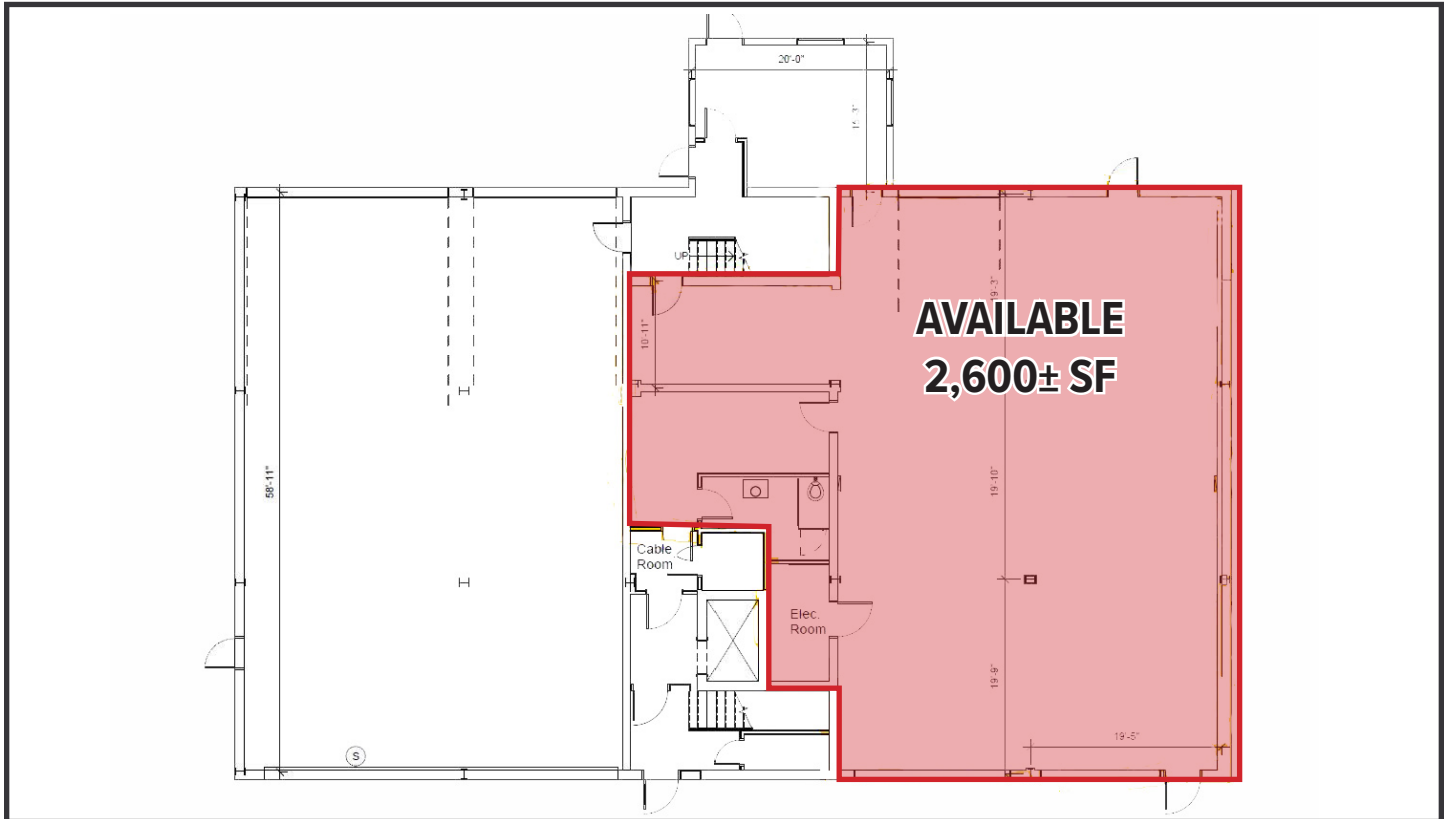
## Property Overview

Owner	400 Commercial, LLC
Building Size	21,188± SF
Available Space	2,600± SF - 1 <sup>st</sup> Floor
Assessor's Reference	Map 42, Block E, Lots 1-2
Zoning	WCZ Waterfront
Utilities	Municipal water and sewer, natural gas, electricity and cable
HVAC	Two (2) FHA units, central AC via electric heat pump - NEW SYSTEM
Flooring	VCT flooring
Ceiling Height	12'± - dropped ceiling system (4'± above current ceiling grid)
Overhead Door	One (1) 8' x 10' OHD with direct access to the wharf
Signage	Awing and building facade
Parking	Available in landlord owned lot - adjacent to the site. Current rate : \$75/space/month
Miscellaneous	Tenant pays for electric and HVAC (via CAM charge) Exclusive bathroom and kitchenette Conference room New HVAC system

**FOR LEASE : \$25.00/SF Modified Gross**







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.