

For Lease
Retail Suite
3,513 - 7213± SF



480 Congress Street

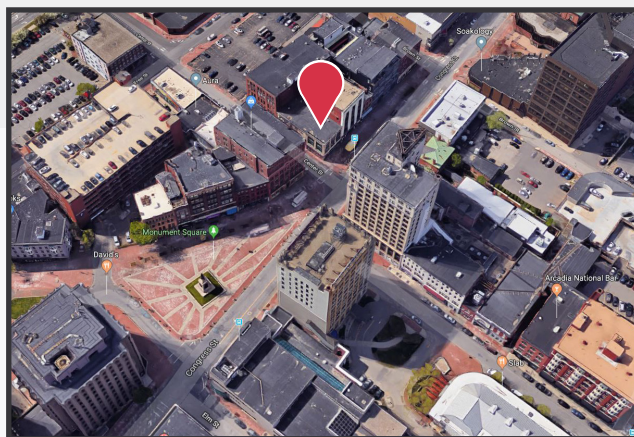
Portland, Maine

Property Highlights

- Heavy foot traffic
- Open floor plan with excellent visibility
- Ideal Downtown Portland location

Property Description

We are pleased to offer first floor retail space for lease. Located next to Monument Square in the heart of Portland's Business district this open space offers heavy foot traffic and great visibility. The space is currently wide open with bathrooms plumbed in the rear of the space and direct access to an additional 3,513± SF of usable basement space (which can be leased separately). Brick and beam aesthetics, 14ft ceilings and floor to ceiling glass make this ideal for any retail focused user.



Broker Contact

TC Haffenreffer

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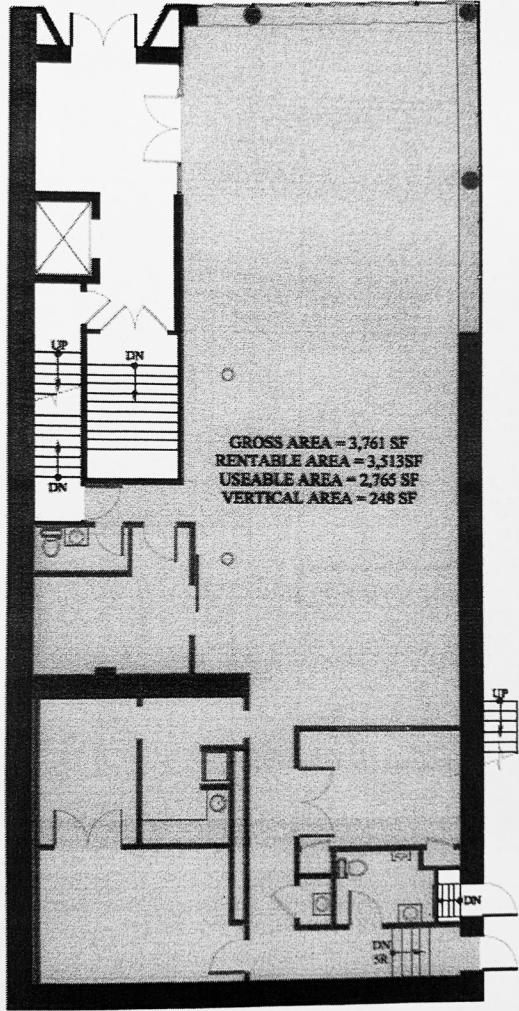
shatch@dunhamgroup.com

Property Overview

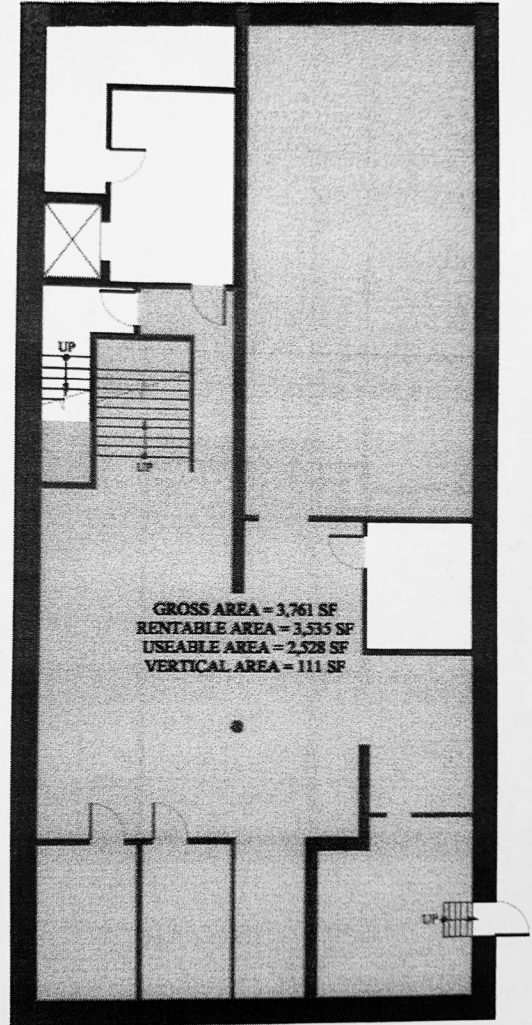
Landlord	Ashby Team LLC
Assessor's Reference	Map 37, block I, lot 4
Building Size	14,784± SF
Lot Size	0.891± acres
Available Space	3,513 - 7,213± SF
Space Breakdown	3,513± SF above grade; 3,513± SF below grade
Building Age	1911
Construction	Masonry with steel and wood framing
Roof	Flat rubber membrane
Siding	Masonry
HVAC	Gas-fired heating and cooling
Utilities	Municipal water and sewer
Sprinkler System	Yes, wet system
Zoning	B3
Road Frontage	130' along Center Street
Miscellaneous	Lower level is handicapped accessible

FOR LEASE : \$18.75/SF NNN
Estimated NNNs: \$5.00/SF





1ST FLOOR PLAN
1/8" = 1'-0"



BASEMENT PLAN
1/8" = 1'-0"