

# FOR LEASE

## Class A Office Space

1,397 - 43,669± SF | \$15.00/SF MG



## 80 Exchange Street, Bangor

### Property Highlights

- *Multiple Class A Office Suites*
- *Excellent Downtown Location*
- *Easy Access to I-95 & I-395*



### Property Description

We are pleased to offer multiple office suites for lease at 80 Exchange Street in Bangor. The available suites range in size from 1,397 - 11,706± SF. This professional, Class A office space is located in the Camden National Bank building in downtown Bangor. Property is adjacent to the Penobscot County Judicial Center and within walking distance of all downtown's many amenities, as well as I-95 & I-395.

TC Haffenreffer | [tc@dunhamgroup.com](mailto:tc@dunhamgroup.com) | 207.956.0091

Sylas Hatch | [sylas@dunhamgroup.com](mailto:sylas@dunhamgroup.com) | 207.485.5511

207.773.7100 | [dunhamgroup.com](http://dunhamgroup.com)





## Property Overview

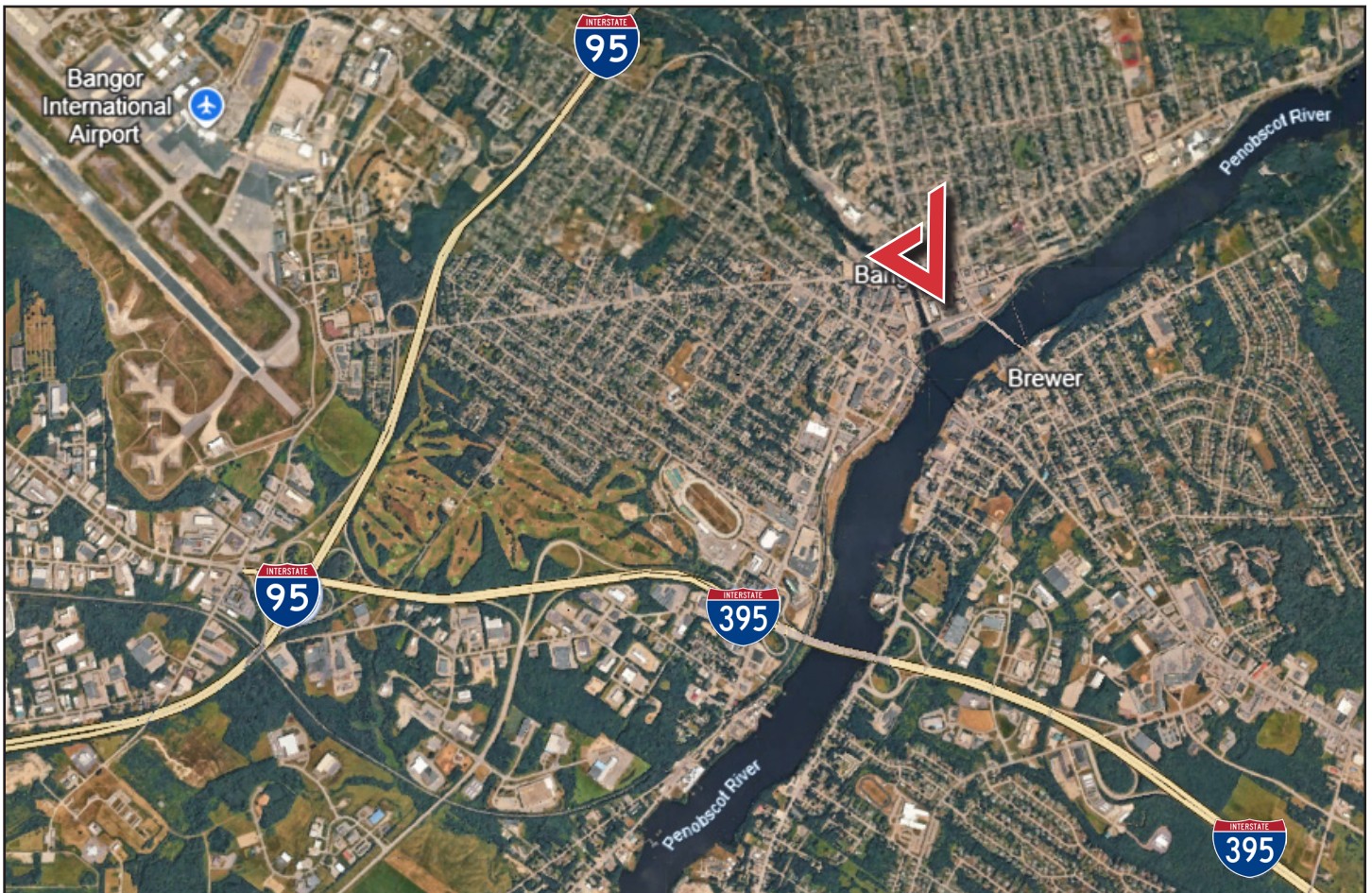
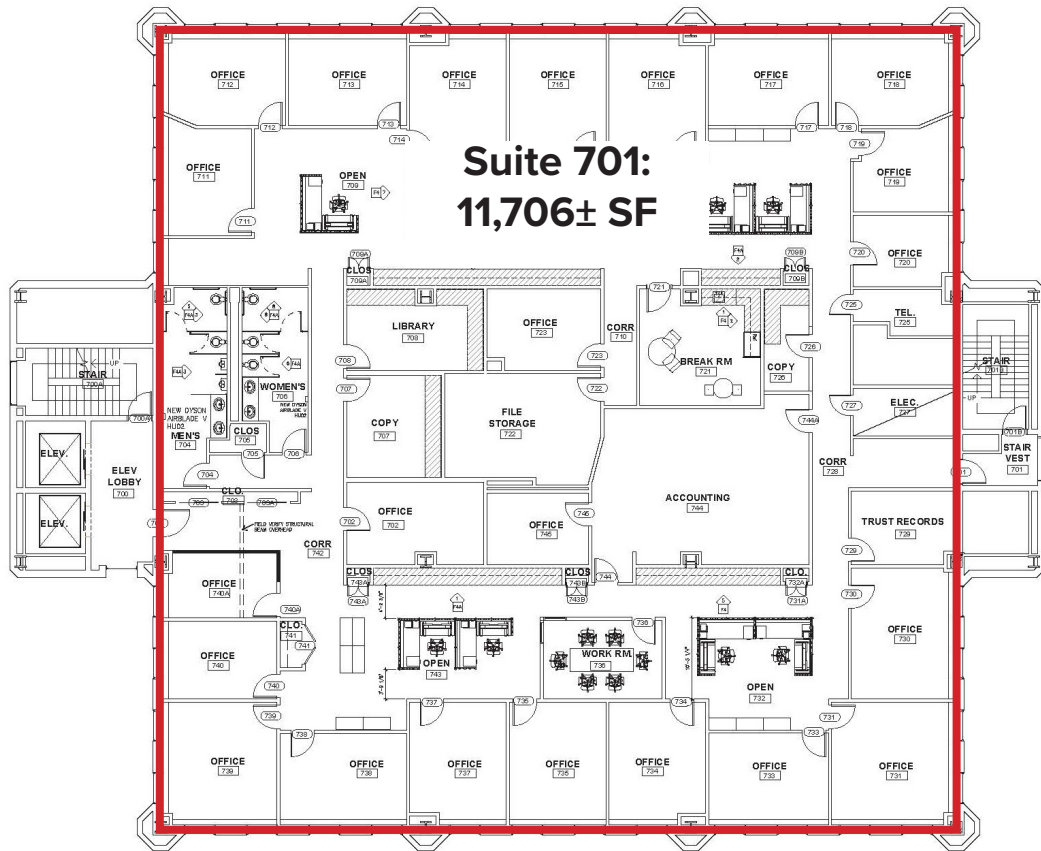
Owner	J.B. Brown & Sons			
Building Size	88,478± SF			
Space Available	300: 11,706± SF	601: 1,397± SF	701: 11,706± SF	
	401: 3,909± SF	602: 3,285± SF		
	500: 6,242± SF	603: 5,424± SF		
	6 <sup>th</sup> Floor Total: 10,106± SF			
Lot Size	1.2± acres			
Assessor's Reference	Map 42, Lot 231			
Zoning	Downtown Development District (DDD)			
Year Built	1973, renovated in 2007 and 2019			
Construction	Brick, concrete			
HVAC	Forced hot air with central air			
Utilities	Public water and sewer, electrical, natural gas			
Parking	On-site dedicated tenant parking as well as client parking. Additional parking available in municipal lots and the adjacent parking garage.			

**FOR LEASE: \$15.00/SF MG**





## 7<sup>th</sup> FLOOR





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.