

BANGOR OFFICES

110 Pennsylvania Avenue, Bangor, PA 18013



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PROPERTY INFORMATION

Units Starting at \$300 per month

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

BANGOR OFFICES

110 Pennsylvania
Avenue Bangor, PA
18013

Available Units

Unit	Size (sf)	Price (month)	Lease Type	Available
201	376	\$500.00	Gross	Immediate
202	198	\$350.00	Gross	Leased
203	342	\$450.00	Gross	Leased
204	217	\$350.00	Gross	Leased
205	187	\$300.00	Gross	Leased
206	182	\$300.00	Gross	Leased
207	253	\$375.00	Gross	Leased
2	1,000	\$1,100.00	Modified Gross	Leased

Gross lease units include all utilities and common area maintenance. Phone and internet responsibility of tenant if required.



PROPERTY OVERVIEW

Welcome to the newly renovated office suites located at the convenient corner of Route 191 and Pennsylvania Avenue, the gateway to Bangor. This prime location offers easy accessibility and visibility, making it an ideal spot for your business.

The second-floor office suites have been meticulously renovated to provide a modern, professional environment - All while preserving the exposed brick and original floors. Each unit is bathed in natural light, creating a bright and inviting workspace that stimulates productivity and creativity. Central air conditioning ensures a comfortable atmosphere throughout the year, regardless of the season.

All of this and these suites also feature off-street parking.



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PROPERTY DETAILS

The Perfect Private Office Spaces for Start-ups and Expansions

Are you a start-up looking for your first office space? Or perhaps an expanding business in need of more room to grow? Look no further! We have the perfect solution for you - private office spaces ranging from 182 square feet up to 376 square feet. These versatile spaces can be combined (pending availability) to create larger office spaces.

Starting a business or expanding an existing one is an exciting journey. However, finding the right office space can be a daunting task. It's not just about finding a place to work; it's about finding a space that will foster creativity, productivity, and growth. That's where our private office spaces come in.

Our private office spaces offer the perfect blend of flexibility, functionality, and inspiration. They are excellent for start-ups taking their first steps into the business world or for established businesses looking to expand. With the option to combine multiple offices, these spaces can grow with your business, ensuring you always have the room you need to succeed.



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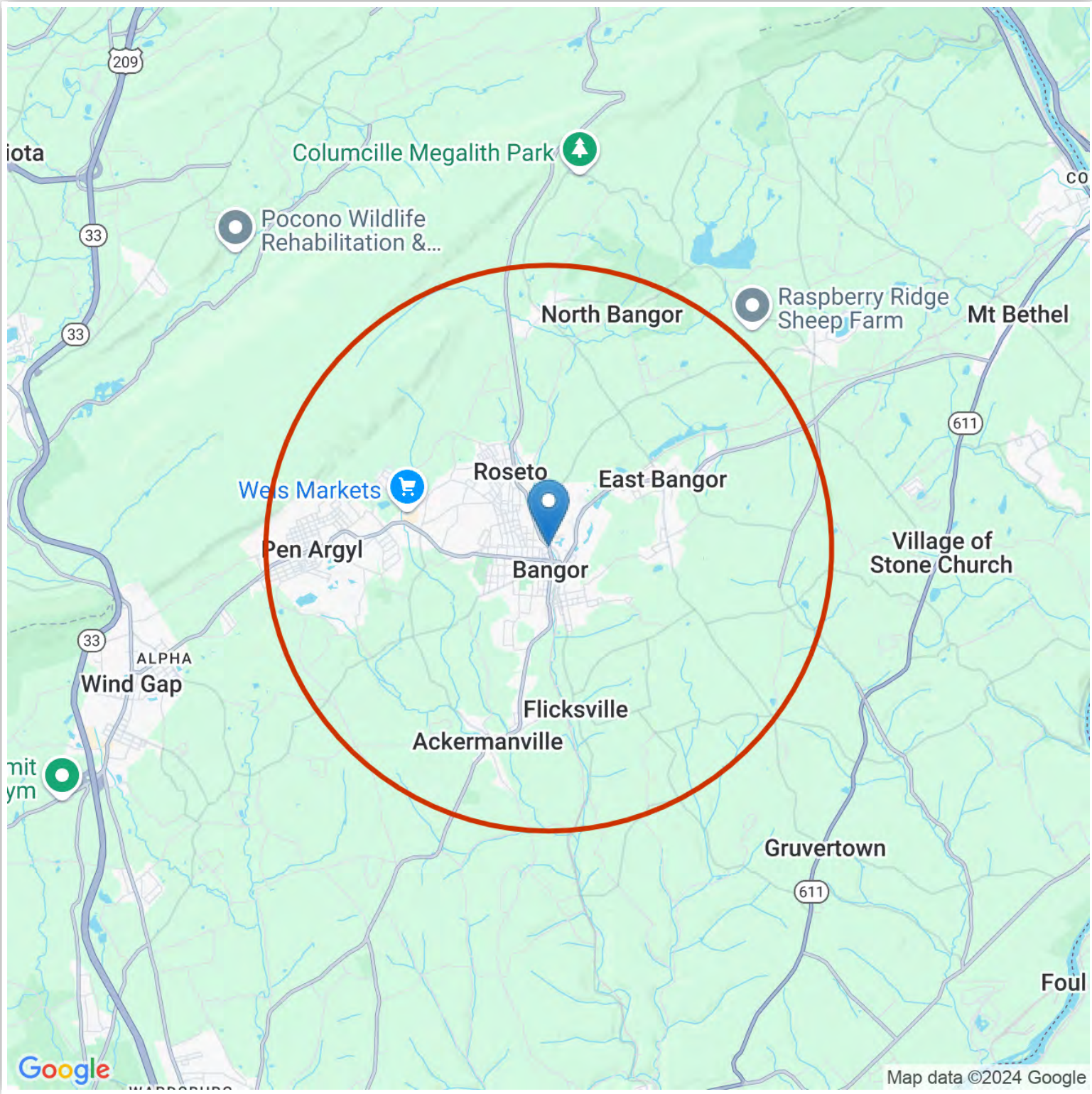


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LOCATION/STUDY AREA MAP (RING: 3 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

17,651
Population

42 Median Age

2.49
Average Household Size

6,947
2020 Total Households

EDUCATION

6.22%
No High School Diploma

7.26%
High School Graduate

17.53%
Some College

16.97%
Bachelor's/ Grad

BUSINESS

492
Total Businesses

5,366
Total Employees

EMPLOYMENT

121
Manufacturing Employees

2,636
Retail Trade Employees

153
Eating & Drinking Employees

110
Finance/Ins/Real Estate Emp

3.6% Unemployment Rate

INCOME

\$66,877
Median Household Income

\$35,425
Per Capita Income

\$192,466
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (19.04%)
The smallest group : \$200,000+ (6.22%)

Indicator	Value(%)	
< \$15,000	7.61	
\$15,000 - \$24,999	10.39	
\$25,000 - \$34,999	7.28	
\$35,000 - \$49,999	10.42	
\$50,000 - \$74,999	19.04	
\$75,000 - \$99,999	13.34	
\$100,000 - \$149,999	18.01	
\$150,000 - \$199,999	7.71	
\$200,000+	6.22	



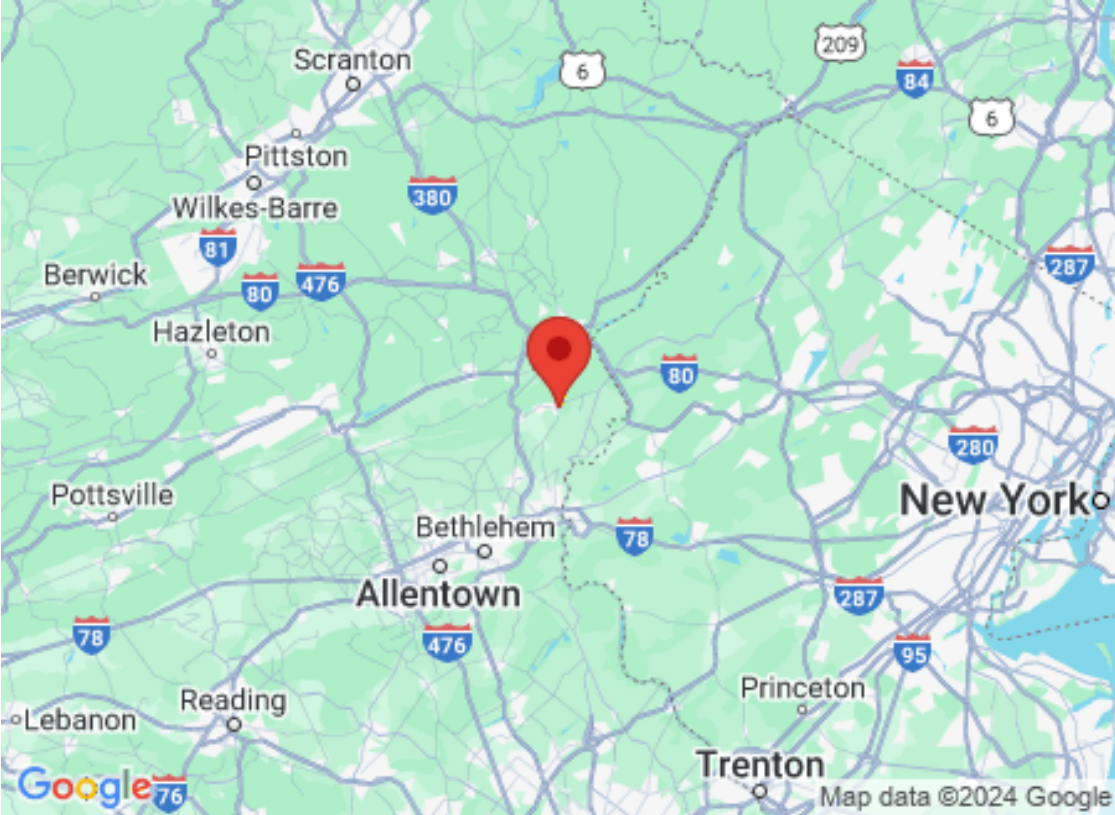
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AREA LOCATION MAP



BANGOR OFFICES

110 PENNSYLVANIA AVENUE, BANGOR, PA, 18013

