

FOR LEASE • RETAIL SPACE

125 Free Street • Portland, ME



2,062± SF RETAIL SPACE

- Turn-key exercise studio/yoga studio
- Prime retail location on Free Street
- Excellent visibility and lots of foot traffic
- In close proximity to area garages, lots, and street parking

LEASE RATE: \$15.00/SF NNN



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PROPERTY SUMMARY

125 Free Street • Portland, ME



Site Info

OWNER:	Terbax Realty, Inc.
DEED:	Book 11915, Page 289
ASSESSOR:	Map 37, Block G, Lot 14
LOT SIZE:	0.43± AC
SIGNAGE:	Exterior signage available
ZONING:	B-3 Downtown Business PAD Overlay

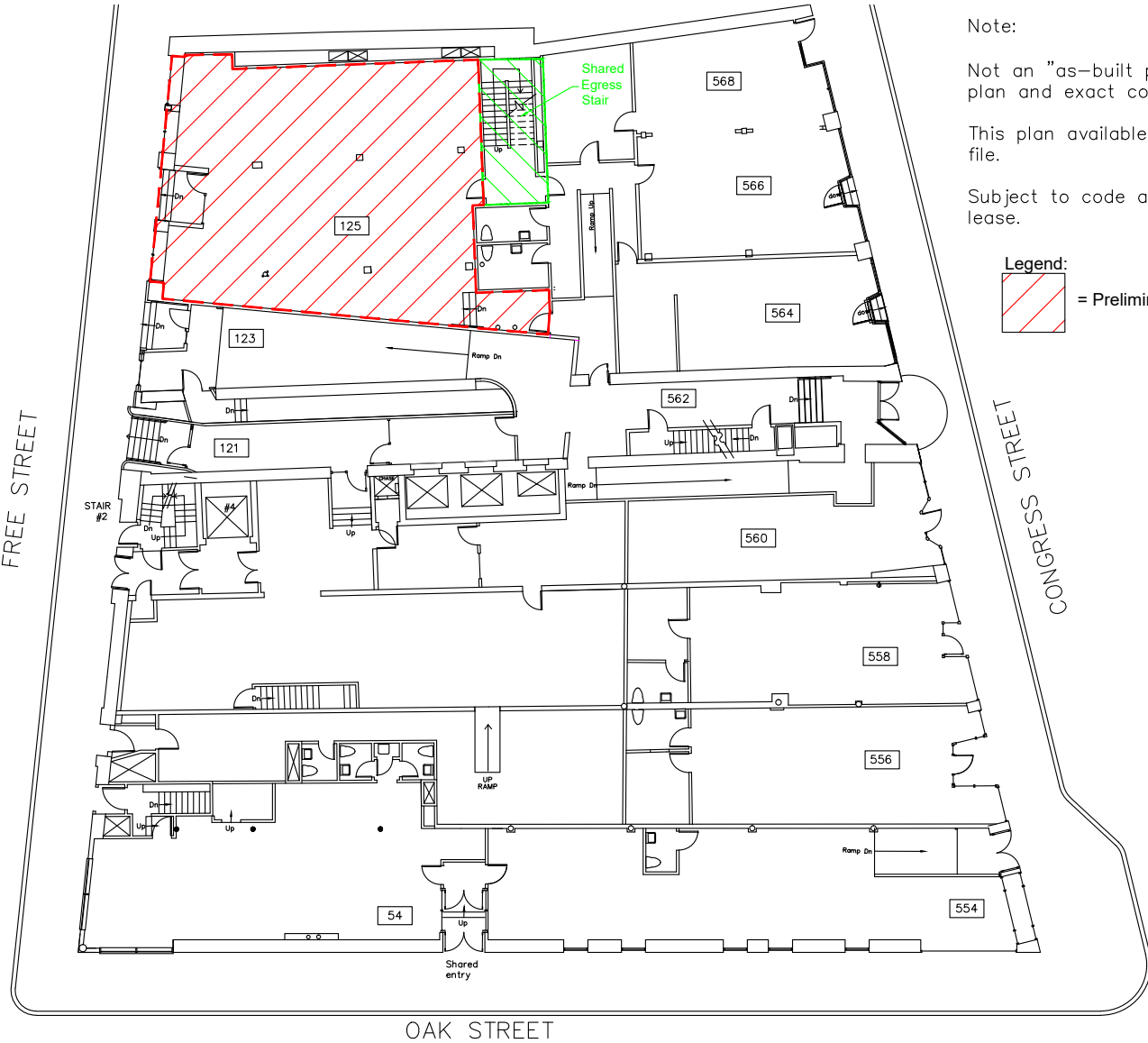
Building Info

BUILDING SIZE:	90,748± SF Plus basement storage space
SPACE SIZE:	2,062± SF
YEAR BUILT:	1900; Extensive renovation in 1994
CONSTRUCTION:	Brick/stone/stucco
ELECTRICITY:	2,200 amp, 208 volt, 3-phase service entrance with up to 400 amp tenant services available
HVAC:	Air handlers deliver tempered air to VAVs throughout building. Boilers provide heat; cooling tower and three chillers provide mechanical cooling. HVAC systems monitored and controlled by computer
UTILITIES:	Municipal water/sewer
RESTROOM:	Two (2) common area restrooms
SPRINKLER:	Wet system to NFPA code for normal office use
ELEVATOR:	3 passenger plus 1 freight
CAMS:	\$5.89/SF



FLOOR PLAN

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Note:

Not an "as-built plan. Field verify plan and exact column locations.

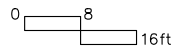
This plan available as an AutoCAD Lt file.

Subject to code approval and prior lease.

Legend:

 = Preliminary premises

1st FLOOR PLAN
THE BAXTER BUILDING
562 CONGRESS STREET
PORTLAND, MAINE



LOCATION MAP

125 Free Street • Portland, ME



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