

FOR LEASE • RETAIL SPACE

554 Congress Street • Portland, ME



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1,621± SF RETAIL SPACE

- Prime retail location on Congress Street
- Excellent visibility and lots of foot traffic
- In close proximity to area garages, lots, and street parking

LEASE RATE: \$17.04/SF NNN



PROPERTY SUMMARY

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Site Info

OWNER:	Terbax Realty, Inc.
DEED:	Book 11915, Page 289
ASSESSOR:	Map 37, Block G, Lot 14
SIGNAGE:	On building
ZONING:	B-3 Downtown Business PAD Overlay



Building Info

BUILDING SIZE:	125,790± SF
AVAILABLE SPACE:	1,621± SF
YEAR BUILT:	1900
CONSTRUCTION:	Brick/stone/stucco
ROOF:	New membrane in 2004
ELECTRICITY:	2,200 amp, 208 volt, 3-phase service entrance with up to 400 amp tenant services available
HVAC:	Delta control system to monitor and control HVAC systems*
UTILITIES:	Municipal water/sewer
RESTROOM:	Yes
SPRINKLER:	Wet system to NFPA code for normal office use
CAMS:	\$5.74/SF



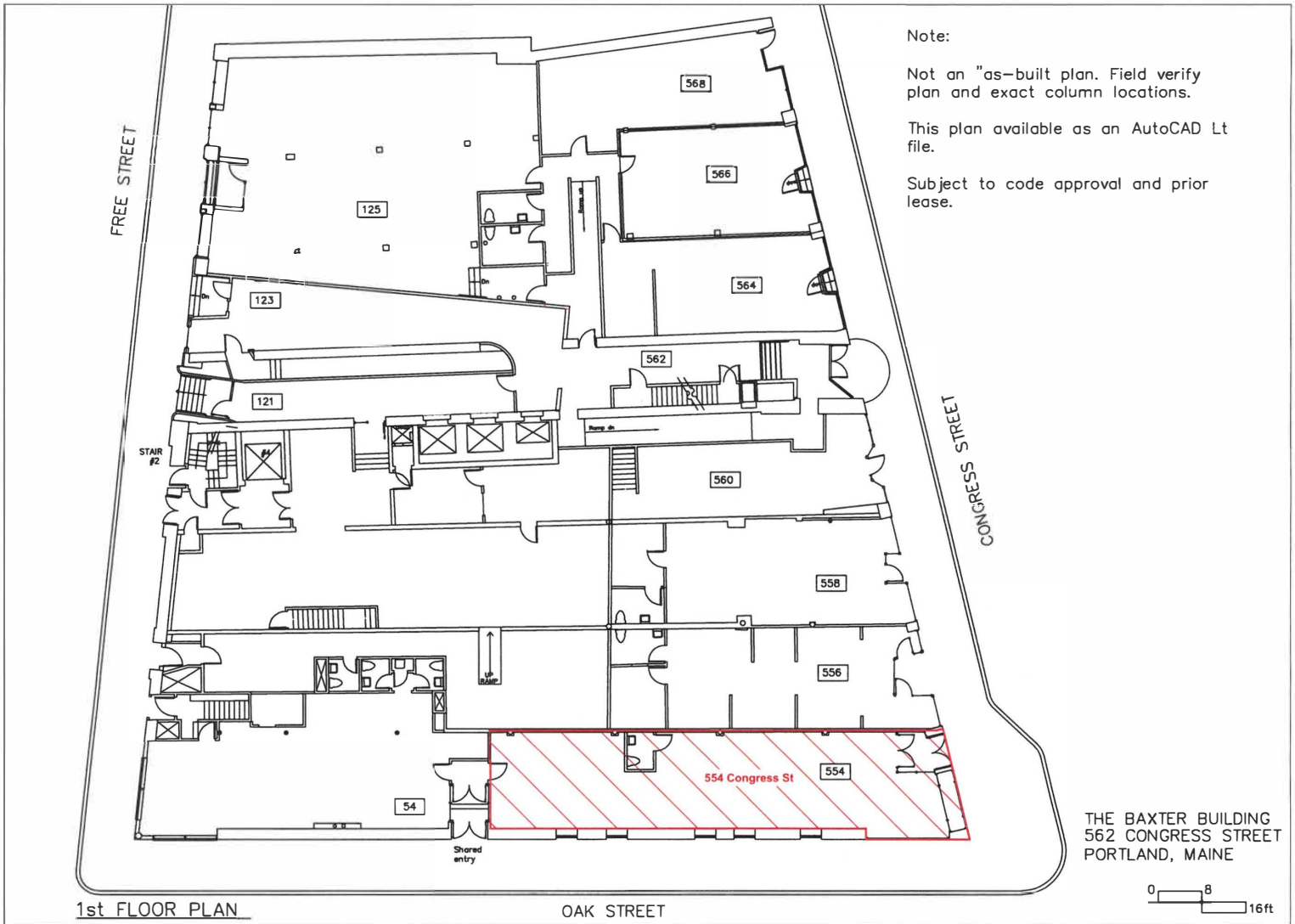
*HVAC Systems:

- Common oil-fired hot water boilers for hot water heating.
- Common cooling tower and electrical chillers. Current chiller capacity is 165 tons with additional capacity if required.
- Congress Street: Dedicated 121/2 ton air handling unit with fresh air makeup, economizers, supply and exhaust fans, heat coil and chill water coils to provide thermostatically controlled HVAC.



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.

THE BAXTER BUILDING
562 CONGRESS STREET
PORTLAND, MAINE

LOCATION MAP

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NEARBY

STAY

THE WESTIN
PORTLAND HARBORVIEW

Holiday Inn
By the Bay

DINE

EMPIRE Chinese Kitchen
在緬因州 烹調正宗 美食 只選 新鮮 本地 食材
PORTLAND MAINE

Becky's
ON HOBSON'S WHARF

EL RAYO
TAGUERIA

DAVID'S

TACO ESCOBARR

Dutch's
BREAKFAST & LUNCH

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