

FOR LEASE • RETAIL SPACE

554 Congress Street • Portland, ME



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



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PROPERTY SUMMARY

554 Congress Street • Portland, ME



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

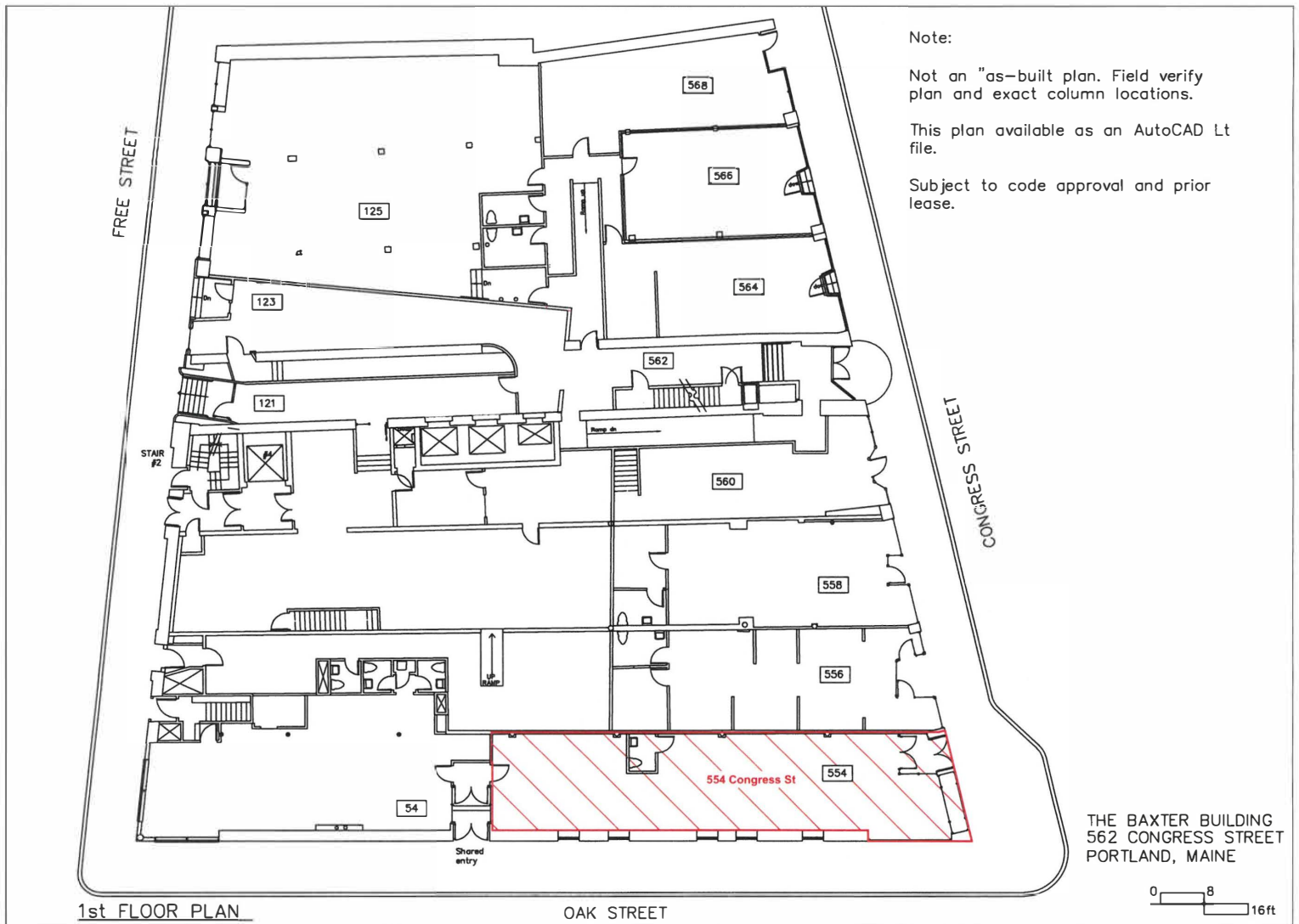
*HVAC Systems:

- 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.



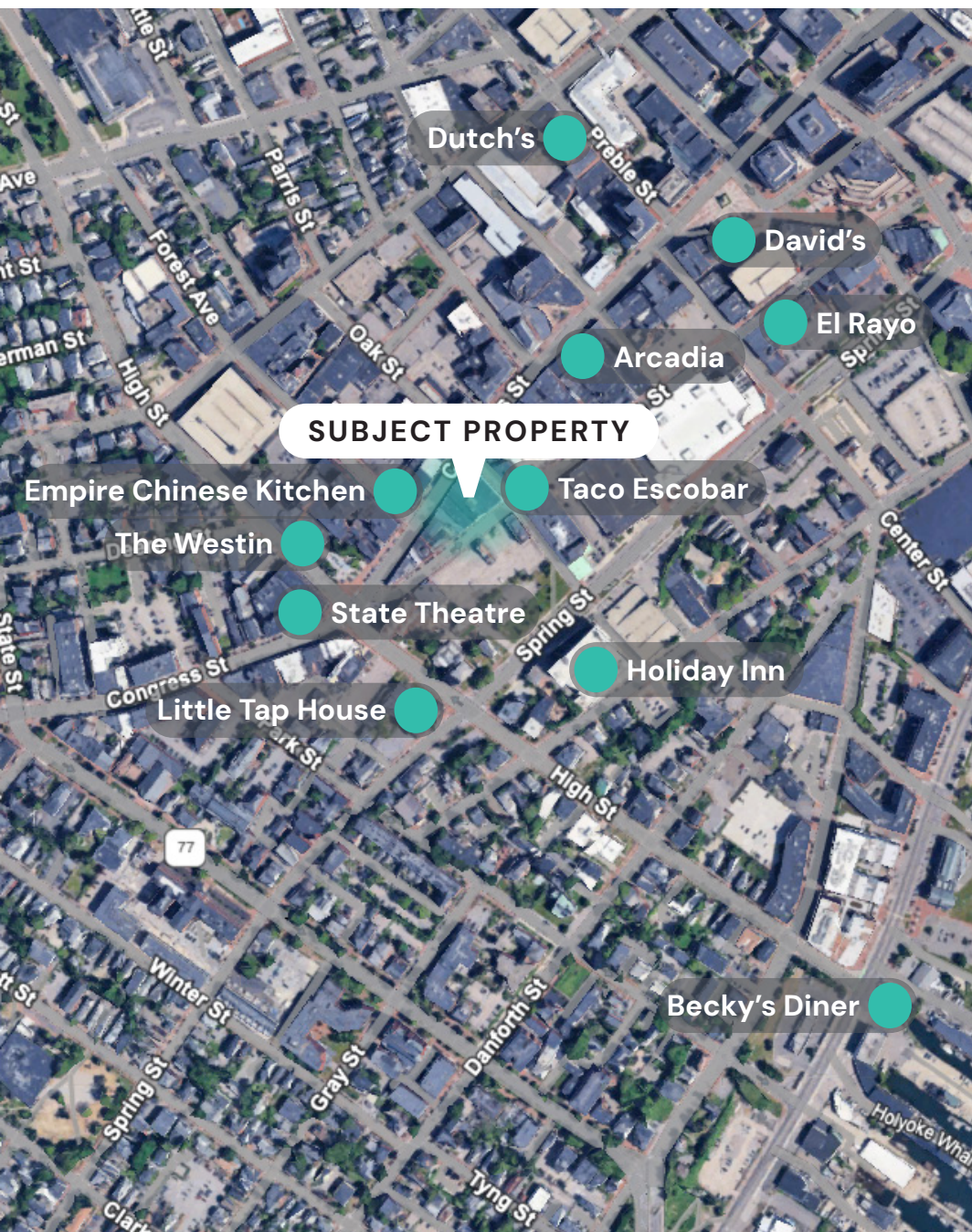
FLOOR PLAN

554 Congress Street • Portland, ME



LOCATION MAP

554 Congress Street • Portland, ME



NEARBY

STAY

THE WESTIN
PORTLAND
HARBORVIEW



DINE



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