

700 MAIN STREET, BANGOR, ME

PROPERTY DESCRIPTION

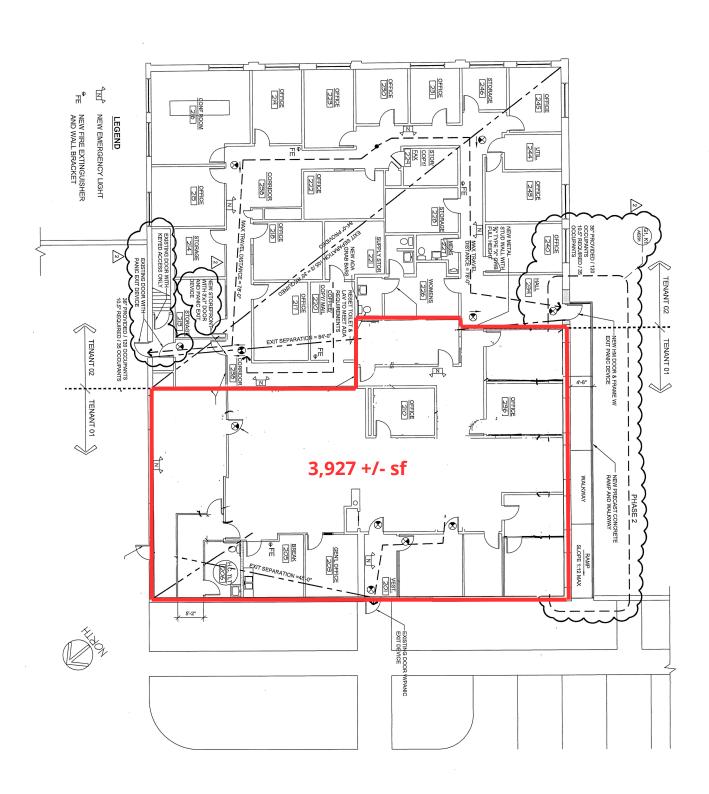
Be among the first to occupy this Class A office space that will undergo a complete renovation. Newly renovated interior will include redesigned HVAC, ADA restrooms, hung 2x2 ceiling, LED lighting, fresh paint and flooring with colors selected by Tenant. Limited layout changes to meet Tenant's need can also be accommodated.

LOCATION	Conveniently located on Main Street, just south of the I-395 interchange, less than ½ mile from the Cross Insurance Center, and less than 1 mile from downtown
SPACE AVAILABLE	3,927 +/- sf (Est. availability January, 2026)
PARKING	Ample, on-site
HVAC	New, natural gas-fired HVAC units
SPRINKLERS	Yes
RESTROOMS	Two, newly-installed ADA restrooms
ASSESSOR'S REFERENCE	Map 27, Lot 10
ZONING	UID (Urban Industry District)
LEASE PRICE	\$15.50/sf plus elec. (\$1.75/sf); seprately metered natural gas

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

SPACE AVAILABLE





LOCATION MAP EPSTEIN nion St COMMERCIAL ESTATE 15B) LITTLE CITY 95 TREE STREETS Union St BROADWAY **BANGOR** INTERNATIONAL HISTORIC DOWNTOWN DISTRICT BANGOR AIRPORT WHITNEY PARK HISTORIC Bangor HAMMOND STREET DISTRICT astern Maine Union St e Associates Brewer Maine Savings Amphitheater 95 (1A) Hollywood Casino Hotel **BREWER BUSINESS** & Raceway Bangor **DISTRICT** 395 White Cap Box of Maine **Main St** Good Shepherd Food Bank 202 FOR FURTHER INFO, CONTACT: MOLLY BRIGGS molly@epsteincommercial.com epsteincommercial.com 207-945-6222