

FOR LEASE

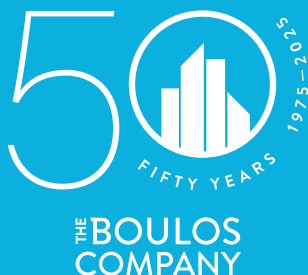


CLASS A DOWNTOWN RETAIL/ OFFICE SPACE AVAILABLE

197-199 LISBON STREET, LEWISTON, ME 04240

PROPERTY HIGHLIGHTS

- Newly renovated 4,257± SF (subdividable down to 2,129± SF) first-floor office/retail suite
- The spaces feature modern finishes with historical architectural details providing professional appeal to businesses and clients alike
- Flexible open layouts ideal for office & retail users
- Located below 12 residential luxury apartment units, while in walking distance to municipal offices, cultural venues, and an array of local retailers/businesses (Walk Score: 88)
- Centreville Parking Garage located behind the building at 62 Canal Street: free for first 2 hours & free all weekend
- The first-floor space is available on 1/1/2026
- Lease Rate: \$3,500/month MG

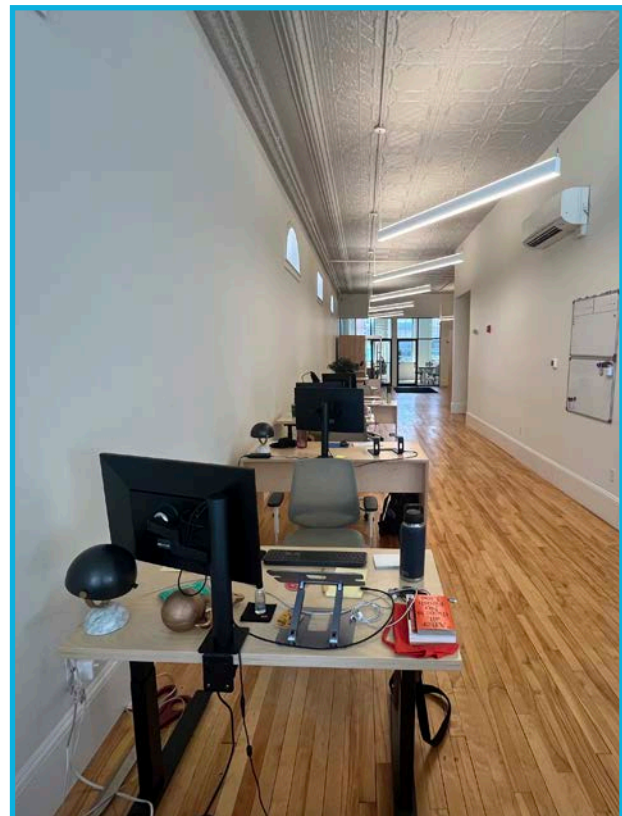
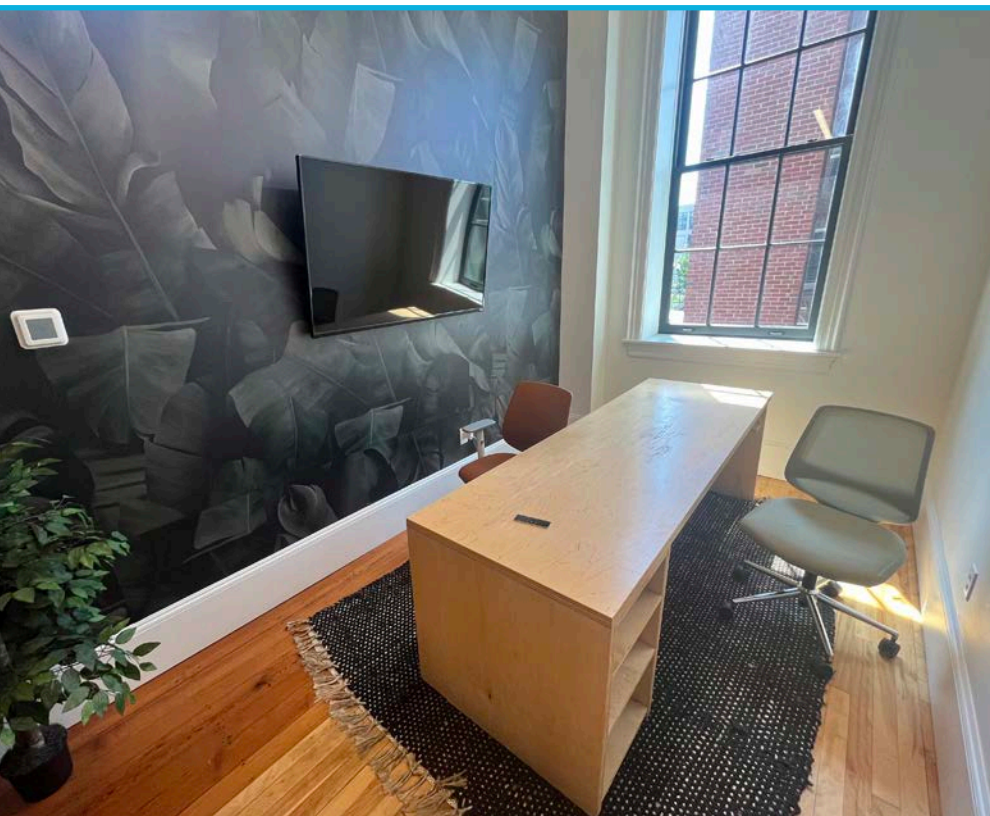
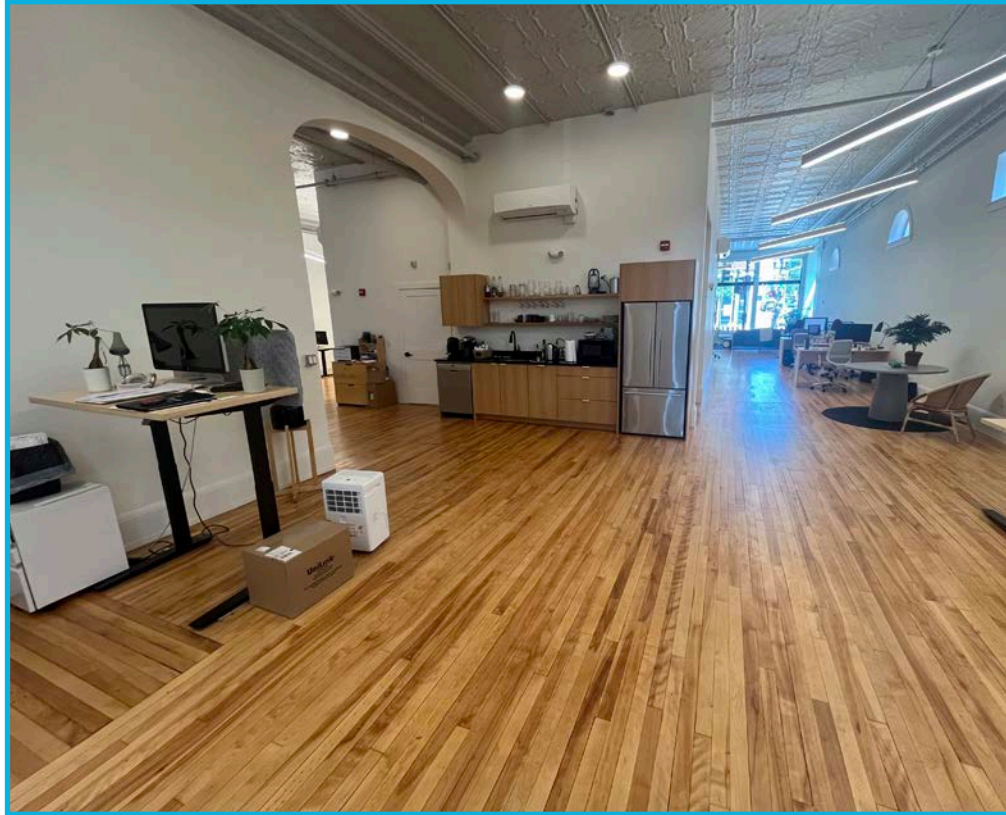


PROPERTY DETAILS

OWNER	Scruton Block, LLC & 197 Lisbon, LLC
ASSESSOR'S REFERENCE	207/102
BOOK & PAGE	9529/285
BUILDING SIZE	25,000± SF
AVAILABLE SPACE	4,257± (Subdividable to 2,129± SF)
DATE AVAILABLE	1/1/2026
YEAR BUILT	1883 (Renovated in 2021)
ZONING	CV - Centreville
LOT SIZE	0.12± Acres
NO. OF STORIES	Four (4) (Plus Lower-Level)
LOT FRONTAGE	50'
WALKABILITY	88 (Very Walkable)
TRAFFIC COUNTS	8,575± AADT (2023 - ME DOT)
UTILITIES	Municipal Water & Sewer
PARKING	On-street & neighboring parking garages
AREA BUSINESSES	Lewiston City Hall, Lewiston Public Library, Hardy Wolf & Downing, Maple Way Dental Care, Munka Studio, Forage Market, L/A Arts, Centreville Parking Garage
LEASE RATE	\$3,500/mo. MG

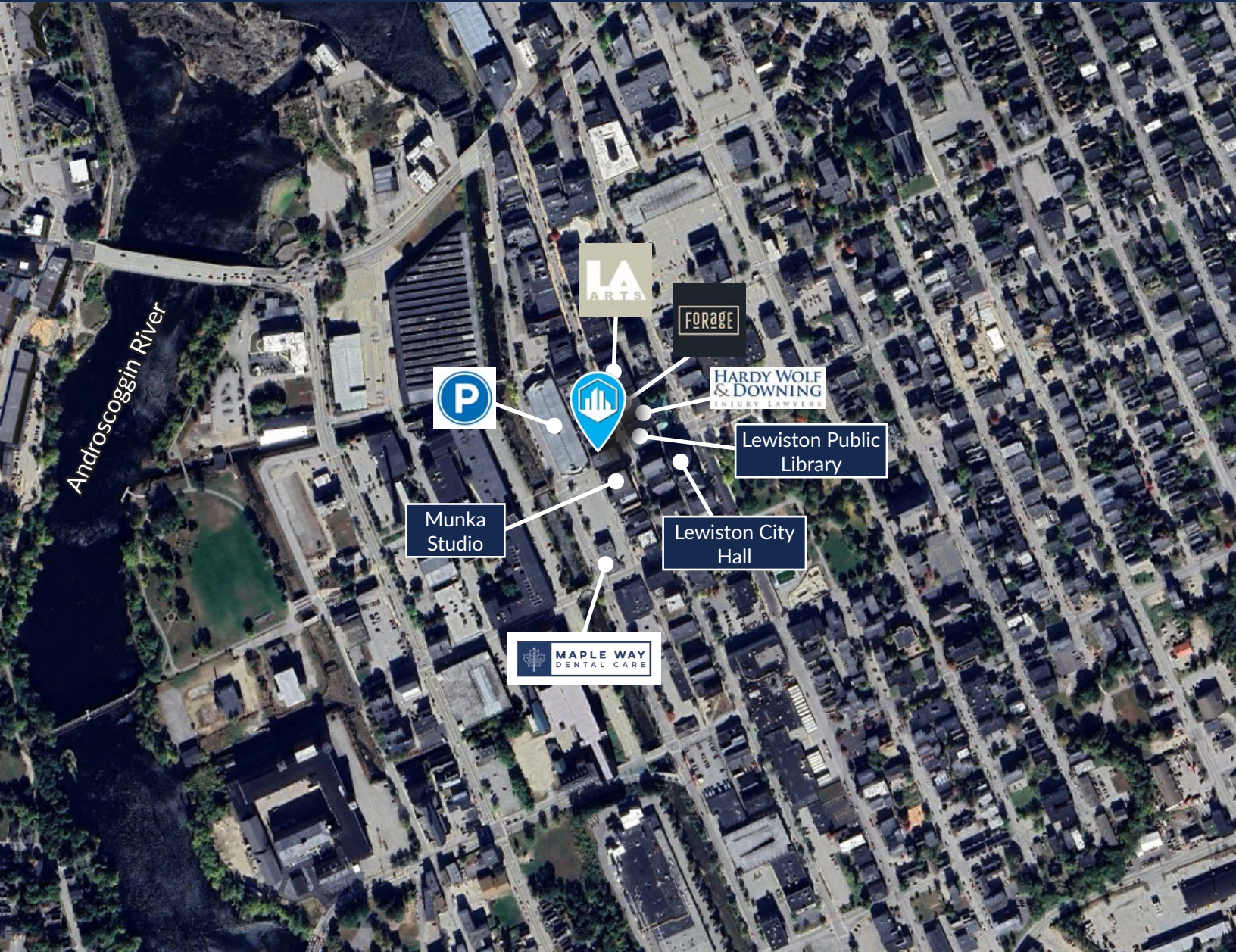
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