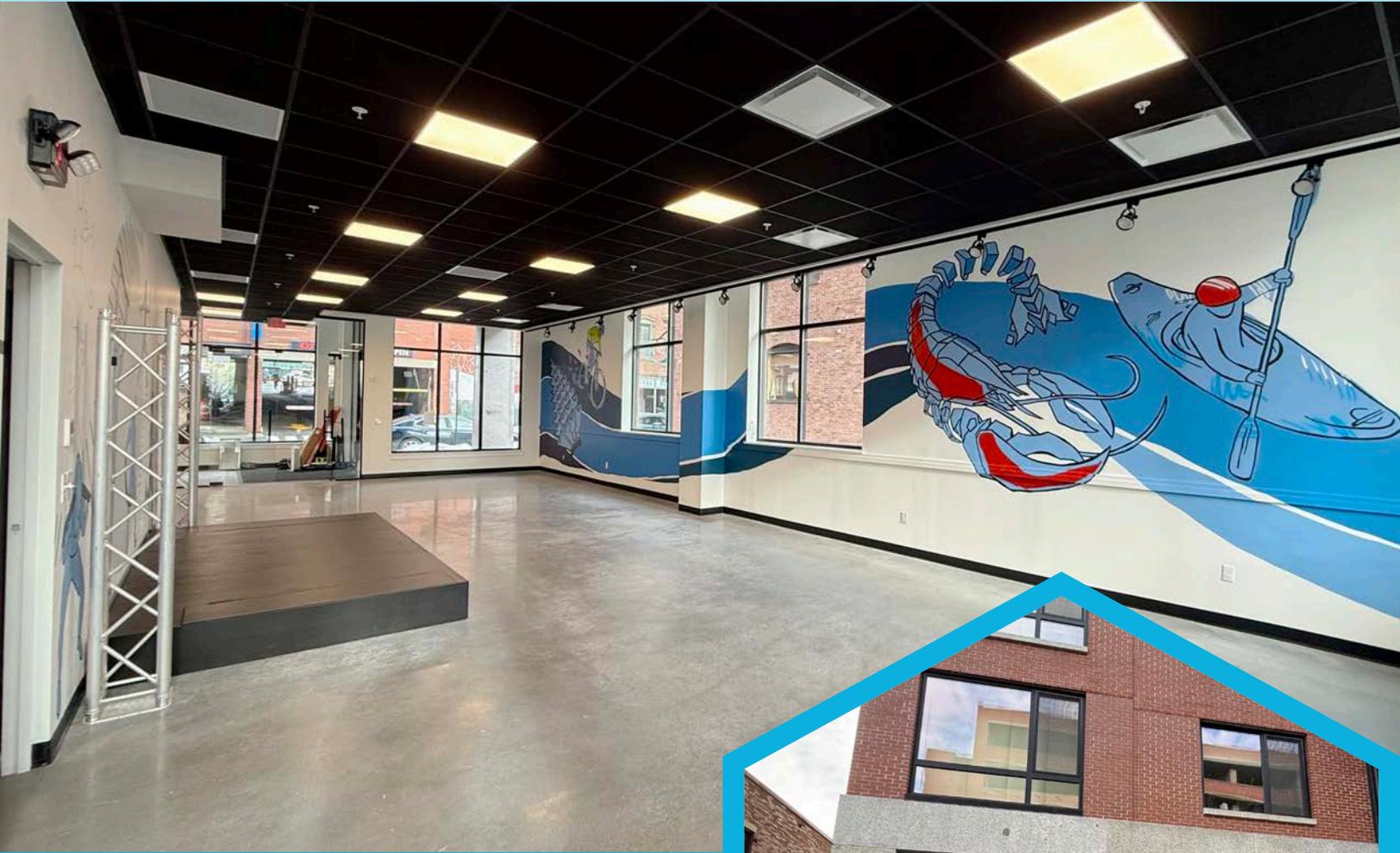


FOR SUBLEASE | DOWNTOWN RETAIL SPACE

40 FREE STREET, UNIT A, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

- 50,000± SF, mixed-use building located on Free Street in Downtown Portland
- 1,709± SF corner retail unit available for sublease
- Upper floors have been developed as 55 residential apartments - providing a built-in clientele
- Highly-visible location with water views and just steps away from Portland's Old Port and waterfront - Walk Score of 96
- Unit has large windows on three sides providing ample natural light
- Sublease Rate: \$30.86/SF NNN (\$4,565/month)



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PROPERTY DETAILS

SUBLESSOR	FitFighter, Inc.
BUILDING SIZE	50,000± SF
YEAR BUILT	2020
AVAILABLE SUITE	Unit A: 1,709± SF
ASSESSOR'S REF	Map 38, Block A, Lots 14-16
LOT SIZE	0.413± Acre
ZONING	B3 and DEOZ Downtown Business with Downtown Entertainment Overlay)
UTILITIES	Municipal water and sewer
HEATING/COOLING	Heat pump
SPRINKLER	Yes, wet system
WALK SCORE	96
PARKING	On-site behind building, plus several area parking garages
NNN EXPENSES	TBD
LEASE TERM EXPIRATION	5/31/2028
SUBLEASE RATE	\$30.83/SF NNN (\$4,565/month)
AVAILABILITY	Immediately

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INTERIOR PHOTOS



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