

FOR LEASE | RETAIL SPACE

125 Free Street | Portland, ME



2,062± SF RETAIL SPACE

- Turn-key exercise studio/yoga studio
- Prime retail location on Free Street
- Excellent visibility and lots of foot traffic
- In close proximity to area garages, lots, and street parking

LEASE RATE: \$15.00/SF NNN



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PROPERTY SUMMARY

125 Free Street | Portland, ME



OWNER: Terbax Realty, Inc.

DEED: Book 11915, Page 289

ASSESSOR: Map 37, Block G, Lot 14

BUILDING SIZE: 90,748± SF
Plus basement storage space

SPACE SIZE: 2,062± SF

YEAR BUILT: 1900; Extensive renovation in 1994

CONSTRUCTION: Brick/stone/stucco

ELECTRICITY: 2,200 amp, 208 volt, 3-phase service entrance with up to 400 amp tenant services available.

HVAC: Air handlers deliver tempered air to VAVs throughout building. Boilers provide heat; cooling tower and three chillers provide mechanical cooling. HVAC systems monitored and controlled by computer.

SIGNAGE: Exterior signage available

SPRINKLER: Wet system to NFPA code for normal office use

RESTROOMS: Two (2) common area restrooms

ZONING: B-3 Downtown Business PAD Overlay

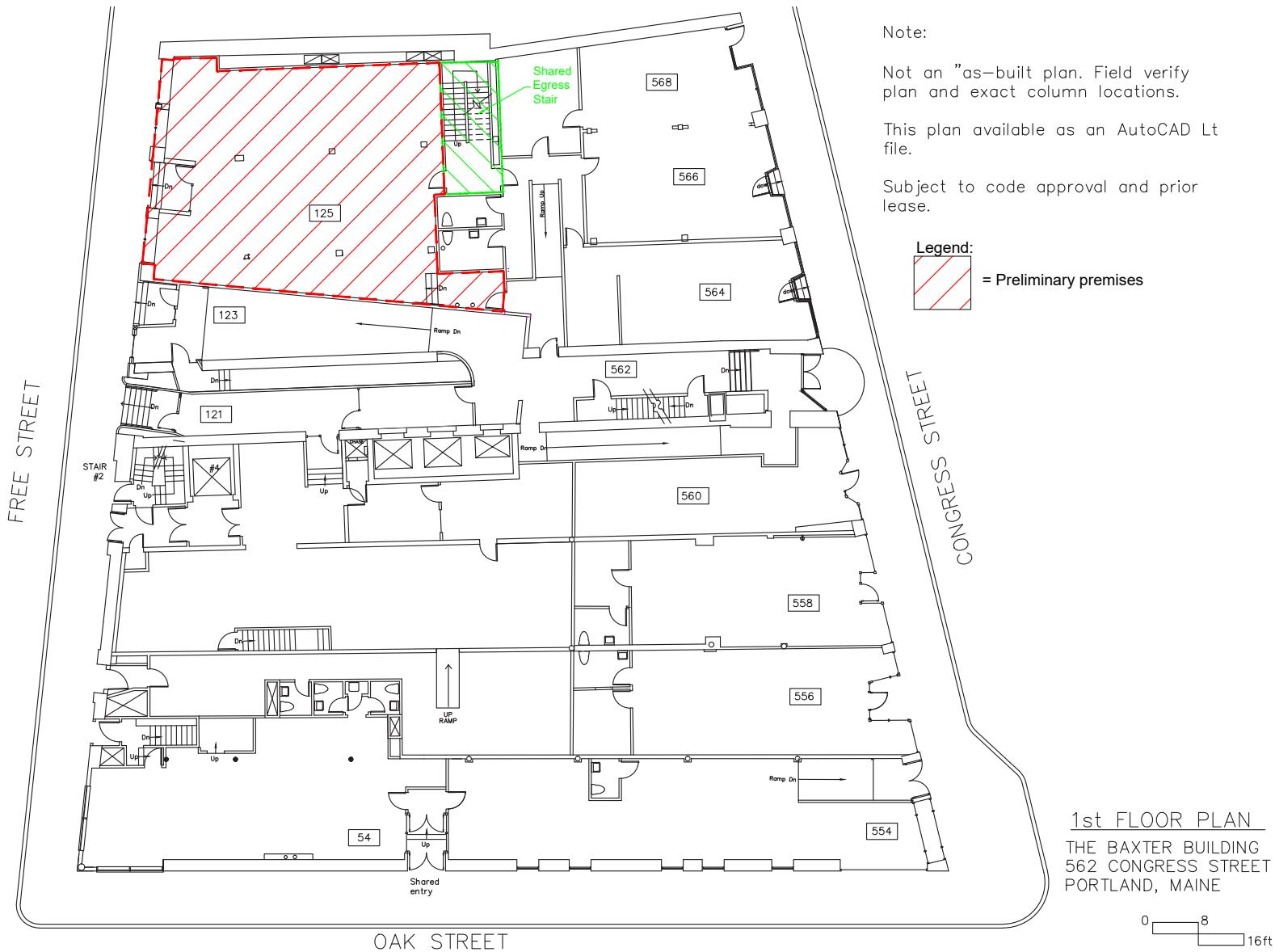
CAMS: \$5.89/SF

LEASE RATE: \$15.00/SF NNN



FLOOR PLAN

125 Free Street | Portland, ME



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.

Legend:

= Preliminary premises

1st FLOOR PLAN
THE BAXTER BUILDING
562 CONGRESS STREET
PORTLAND, MAINE

0 8 16ft

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