

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



JOE MALONE, CCIM
207.773.2554 D
207.233.8000 C
joe@malonecb.com



JENNIFER SMALL, CCIM
207.772.6871 D
207.233.6872 C
jennifer@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com

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

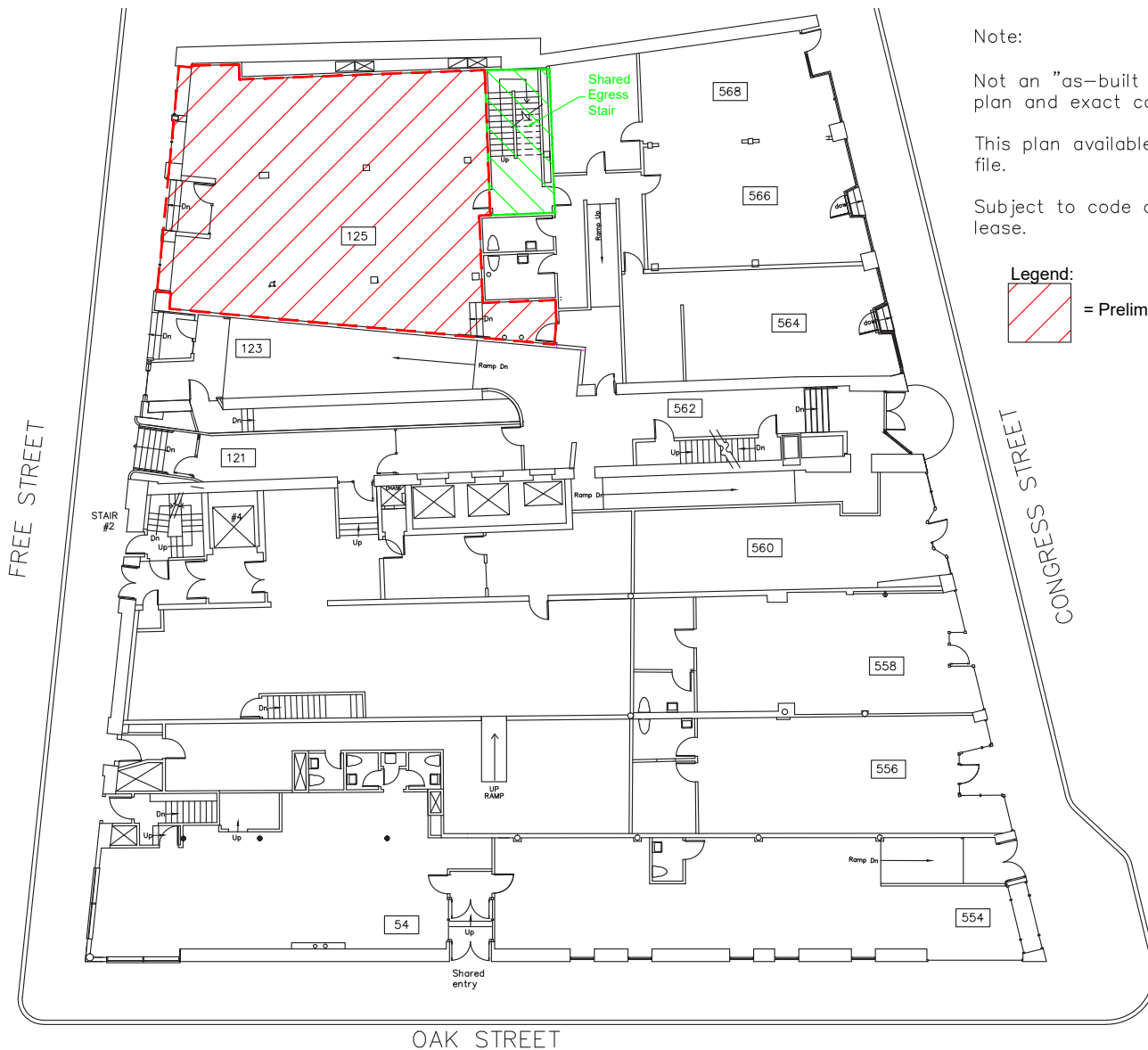
CAMS: \$5.89/SF

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

FOR LEASE | RETAIL SPACE

125 Free Street | Portland, ME



SUBJECT PROPERTY

This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



JOE MALONE, CCIM

207.773.2554 D

207.233.8000 C

joe@malonecb.com



JENNIFER SMALL, CCIM

207.772.6871 D

207.233.6872 C

jennifer@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com