

# FOR LEASE | DOWNTOWN RETAIL SPACE

40 FREE STREET, PORTLAND, ME 04101



## PROPERTY HIGHLIGHTS

- 50,000± SF, mixed-use building located on Free Street in Downtown Portland
- 1,551± SF first floor retail unit available for lease
- Upper floors have been developed as residential apartments
- Highly-visible location with water views and just steps away from Portland's Old Port and waterfront - Walk Score of 96
- Lease Rate: \$27.50/SF NNN



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## PROPERTY DETAILS

<b>OWNER OF RECORD</b>	40 Free, LLC
<b>BUILDING SIZE</b>	50,000± SF
<b>AVAILABLE SUITE</b>	Suite E: 1,551± SF
<b>ASSESSOR'S REF</b>	Map 38, Block A, Lots 14-16
<b>LOT SIZE</b>	0.413± Acre
<b>ZONING</b>	B3 and DEOZ (Downtown Business with Downtown Entertainment Overlay)
<b>UTILITIES</b>	Municipal water and sewer
<b>WALK SCORE</b>	96
<b>NNN EXPENSES (estimated)</b>	\$7.97/SF (2024)

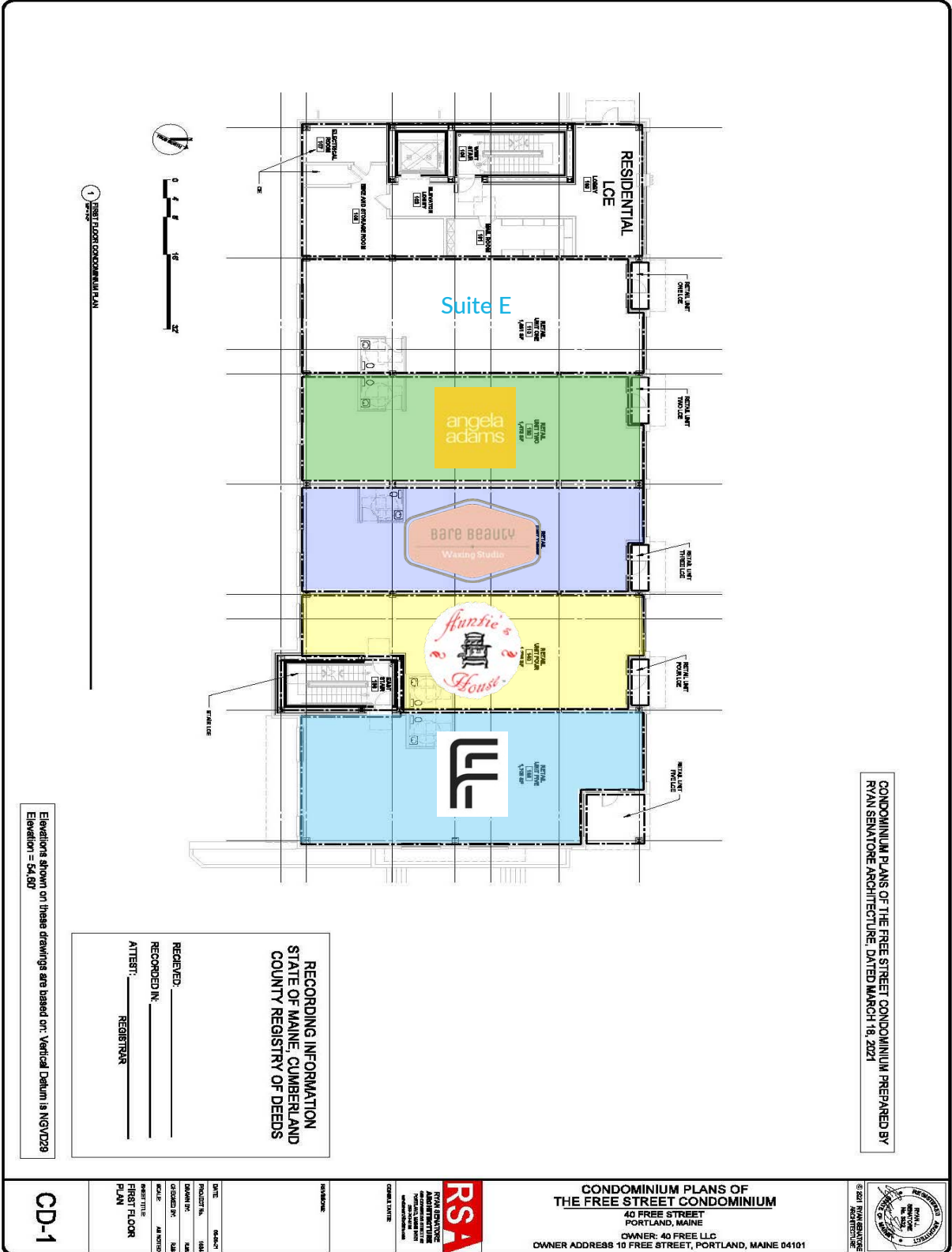


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## FLOOR PLAN



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## CONTACT US



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