

FOR **SUBLEASE**



RETAIL / OFFICE / STUDIO SPACE

685 CONGRESS STREET
PORTLAND, ME 04102

PROPERTY HIGHLIGHTS

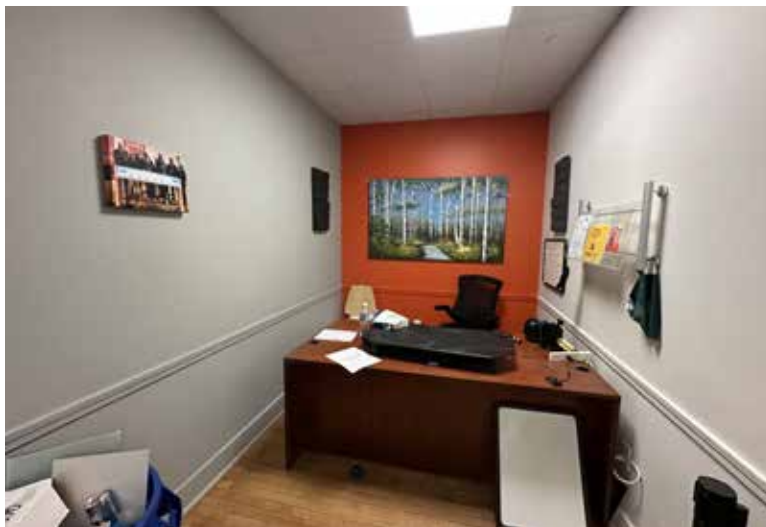
- 4,800± SF of bright, open retail, office, or studio space available for sublease
- Next to HighNorth Mystique of Maine
- On-site parking
- Located in the vibrant Portland Arts District with a Walk Score of 97
- Affordably priced at \$4,000/month “all-in”



PROPERTY DETAILS

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| OWNER OF RECORD | FACTORS FINANCIAL FRC INC |
| SUBLESSOR | MYSTIQUE OF MAINE |
| BOOK/PAGE | 10800/009 |
| ASSESSOR'S REFERENCE | 047/C034001 |
| BUILDING SIZE | 21,992± SF |
| AVAILABLE SPACE | 4,800± SF |
| LOT SIZE | .3651± AC |
| LOT FRONTAGE | 93' |
| ZONING | B-2B (BUSINESS COMMUNITY) |
| YEAR BUILT | 1949 |
| RESTROOMS | SHARED (SEE BROKER FOR DETAILS) |
| UTILITIES | MUNICIPAL WATER & SEWER |
| PARKING | ON-SITE |
| AREA BUSINESSES | HIGHNORTH MYSTIQUE OF MAINE, WALGREENS, 7-ELEVEN, GORHAM BIKE & SKI |
| AREA AMENITIES | STATE THEATRE, PORTLAND HARBOR HOTEL, PORTLAND MUSEUM OF ART |
| LEASE RATE | \$4,000/MONTH GROSS |

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