



FOR LEASE
40 SUMMER STREET
BANGOR, MAINE



P.O. Box 2444 Bangor, ME 04402
(207) 945-6222
www.epsteincommercial.com

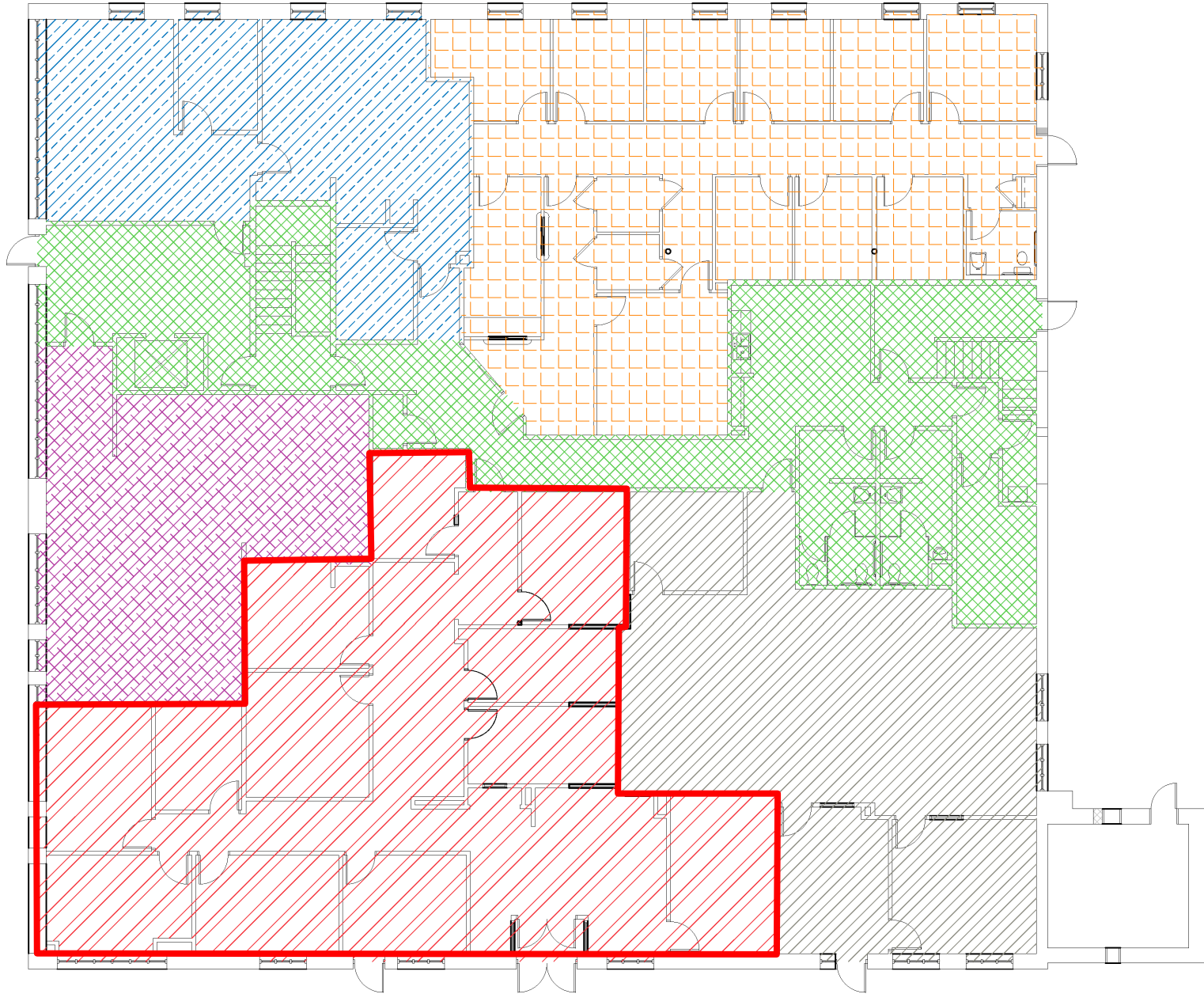
PROPERTY DESCRIPTION

<u>ADDRESS:</u>	40 Summer Street Bangor, Maine
<u>LOCATION:</u>	Two-story, elevator-equipped office building, located directly across the street from the Bangor police station. Approximately one block from the Bangor waterfront and downtown.
<u>DESCRIPTION:</u>	First floor space offers great visibility from Summer Street with signage opportunities.
<u>BUILDING SIZE:</u>	20,800 +/- sf
<u>SPACE AVAILABLE:</u>	First Floor: 2,680 +/- sf
<u>REST ROOMS:</u>	Shared restrooms in common area
<u>CEILING HEIGHT:</u>	10'
<u>HVAC:</u>	Oil fired HWBB & separate A/C
<u>ELECTRIC:</u>	Tenant pays separately metered electric
<u>PARKING:</u>	Ample on-site Shared in common with other tenants
<u>TAX MAP REFERENCE:</u>	Map 43 Lot 11
<u>ZONING:</u>	Waterfront Development District
<u>CAM & TAX:</u>	\$6.75/sf (2023) CAM includes tenants HVAC/heat
<u>LEASE RATE:</u>	\$15.00/sf NNN

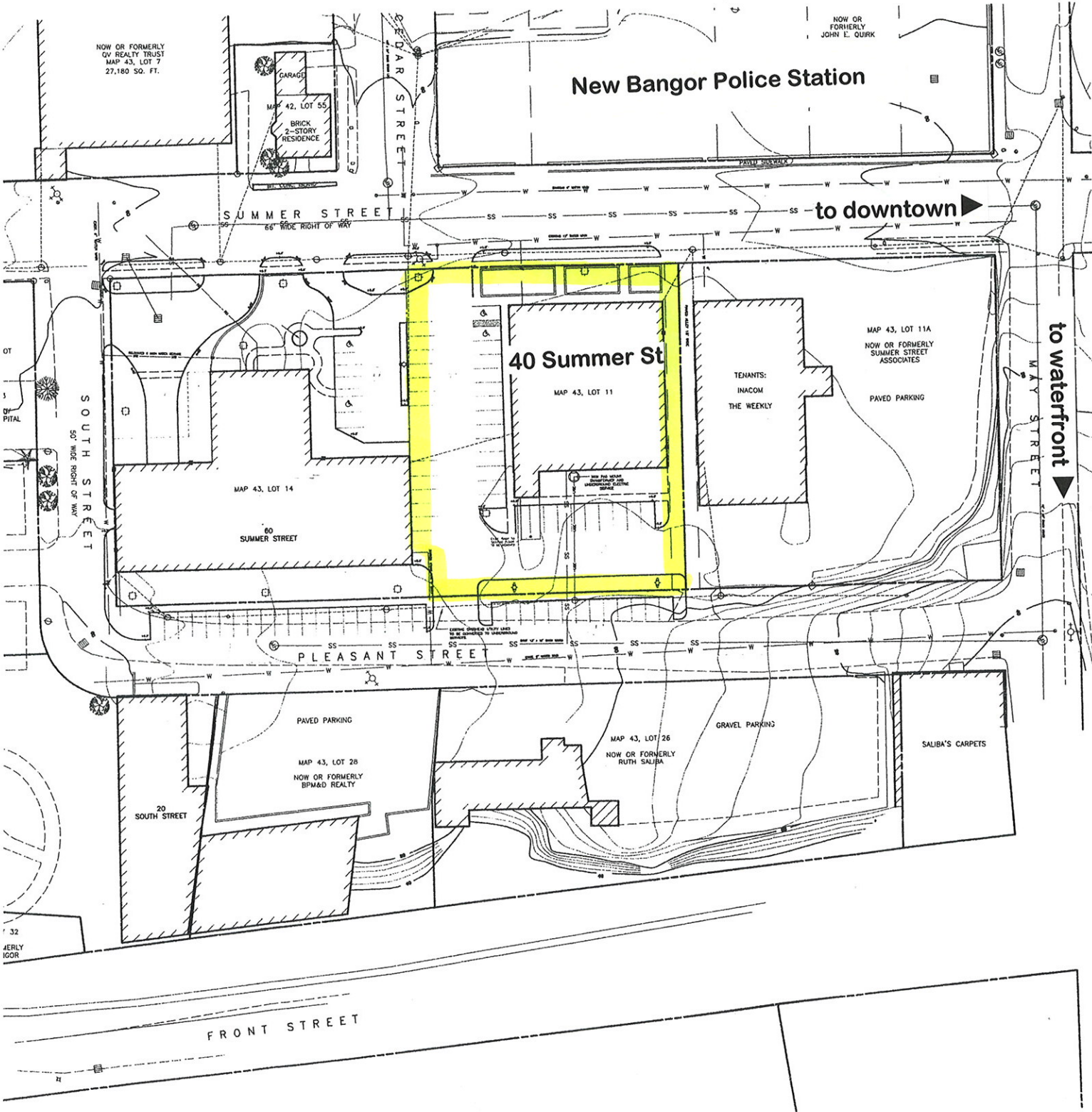


Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

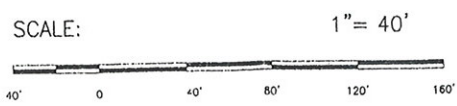
Space Available



First Floor: 2,680 +/- sf



SKETCH PL/ OF PARCELS IN THE VICINITY OF SUMMER STREET, SOUTH PLEASANT STREET, & RAILROAD



PROGRESS PRINT