

FOR LEASE | CLASS A RETAIL SPACE

Furman Block | 180 Kennebec Street | Portland, ME



2,644± SF CLASS A RETAIL SPACE

- New construction in a prime Portland location - part of the Furman Block Condominium project
- Includes 3 parking spaces
- Subdivision possible depending on use
- Large storefront glass with great natural light
- 51 residential units on above floors & on the same block as new 171-unit apartment complex

LEASE RATE: \$25.00/SF NNN



JOE MALONE, CCIM

207.773.2554 D

207.233.8000 C

joe@malonecb.com



LUKE MALONE

207.358.0475 D

207.939.0155 C

luke@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com

PROPERTY SUMMARY

180 Kennebec Street | Portland, ME



PROPERTY DETAILS

OWNER: Furman Bayside Studios

DEED: Book 37819, Page 008

ASSESSOR: Map 34, Block F, Lot 1001

BUILDING SIZE: 45,297± SF

AVAILABLE SPACE: 2,644± SF

STORIES: Seven (7); 1st floor is retail & remaining floors are residential condos

YEAR BUILT: 2020

CONSTRUCTION: Steel frame

SIDING: Brick/masonry/metal panel

FLOORING: Concrete slab floor

CEILING HEIGHT: 11'±

POWER: 3 phase; 200 amps stubbed to the units

HVAC: Natural gas stubbed to the site

UTILITIES: Municipal water & sewer

SPRINKLER: Yes

ELEVATOR: Yes

ZONING: B7

PARKING: 3 spaces

LEASE RATE: \$25.00/SF NNN

"VANILLA BOX" SPECIFICATIONS

Finishes

- Interior face of perimeter walls and ceilings complete with drywall and one (1) coat of primer
- No demising walls or interior partitions included
- No floor finishes or paint included
- No bathrooms included

Floor

- Concrete slab on grade (4" thick) throughout entire tenant space (unsealed and unfinished) to be installed per condo owner's occupancy schedule

Mechanical

Sprinkler:

- New wet sprinkler system installed per code. Additional sprinkler heads by tenant

Plumbing:

- 4" underground sanitary line stubbed into space
- Coordinate with slab installation
- 1" domestic water line stubbed into space w/meter

Natural Gas:

- Meter provided with manifold but gas piping has not been stubbed inside the tenant space

HVAC:

- Current plans allow for condo owner to install 6 mini-split heat pumps in provided recesses in north wall

Electrical:

- 200A 3-phase electric service provided, three (3) subpanels installed throughout space (includes separate electric meter)
- No outlets installed (by tenant)
- No light fixtures (by tenant)
- Empty 1" conduit and pull string only for phone/data from main Electrical Room stubbed into tenant space

Fire Alarm:

- Devices and panel per local code (additional FA devices per interior build-out by tenant)

Trash Removal

- Shared community dumpster enclosure on site with three (3) containers to handle entire plaza recycling/trash removal

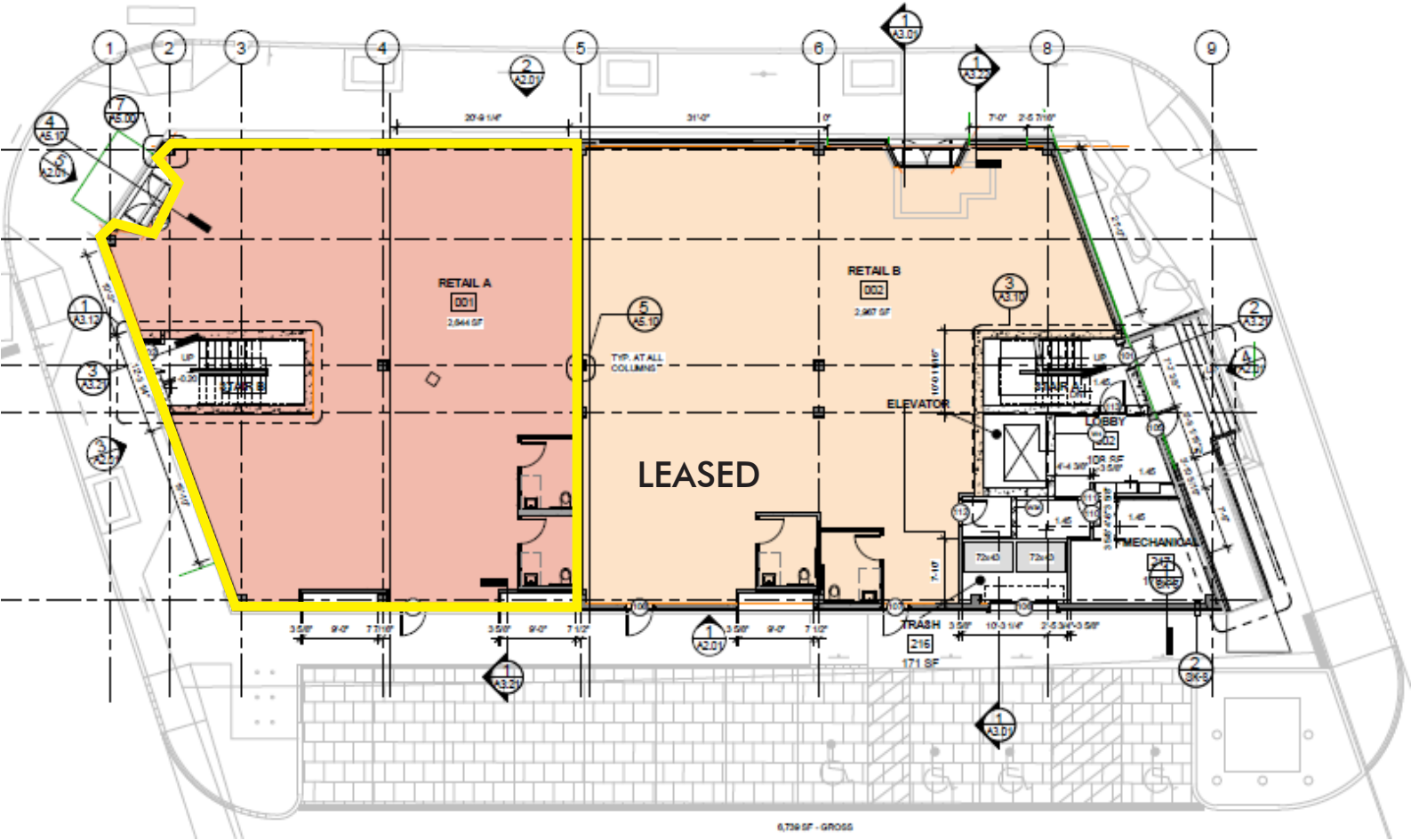
PHOTOS

180 Kennebec Street | Portland, ME



FLOOR PLAN

180 Kennebec Street | Portland, ME



FOR LEASE | CLASS A RETAIL SPACE

Furman Block | 180 Kennebec 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



LUKE MALONE

207.358.0475 D

207.939.0155 C

luke@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com