

# FOR LEASE



## 40 SUMMER ST - BANGOR, MAINE

### PROPERTY DESCRIPTION

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. The first-floor space offers great visibility from Summer Street with signage opportunities.

<b>SPACE AVAILABLE</b>	First Floor: 2,030 +/- sf
<b>BUILDING SIZE</b>	20,800 +/- sf
<b>COMMON SPACE</b>	Shared restrooms and kitchen
<b>CEILING HEIGHT</b>	10'
<b>HVAC</b>	Oil-fired HWBB & seperate A/C
<b>LEASE RATE</b>	\$15.50/sf plus separately metered electric and pro-rata CAM/heat

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/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.

# DETAILS

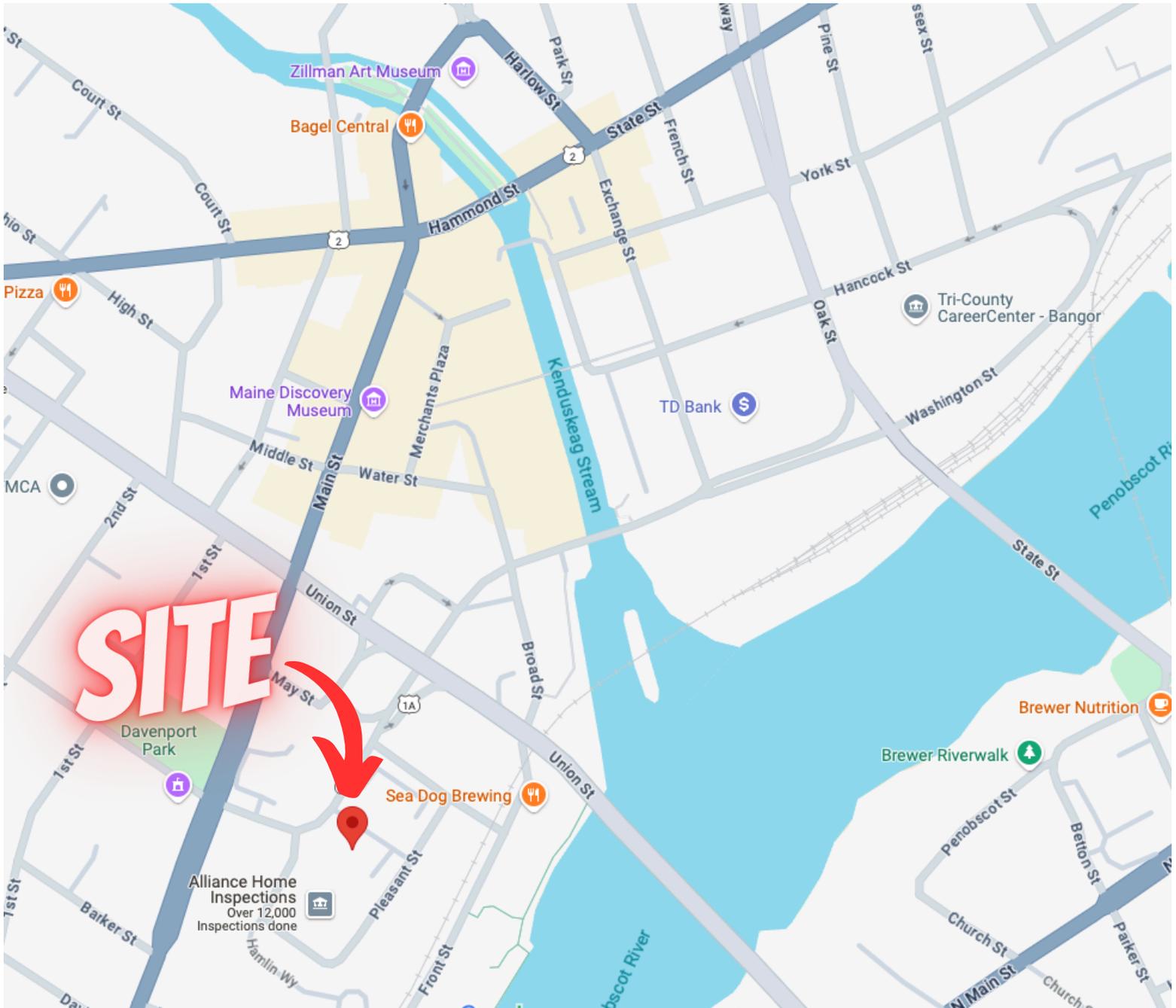


**TAX MAP REFERENCE** Map 43, Lot 11

**ZONING** Waterfront Development District (WDD)

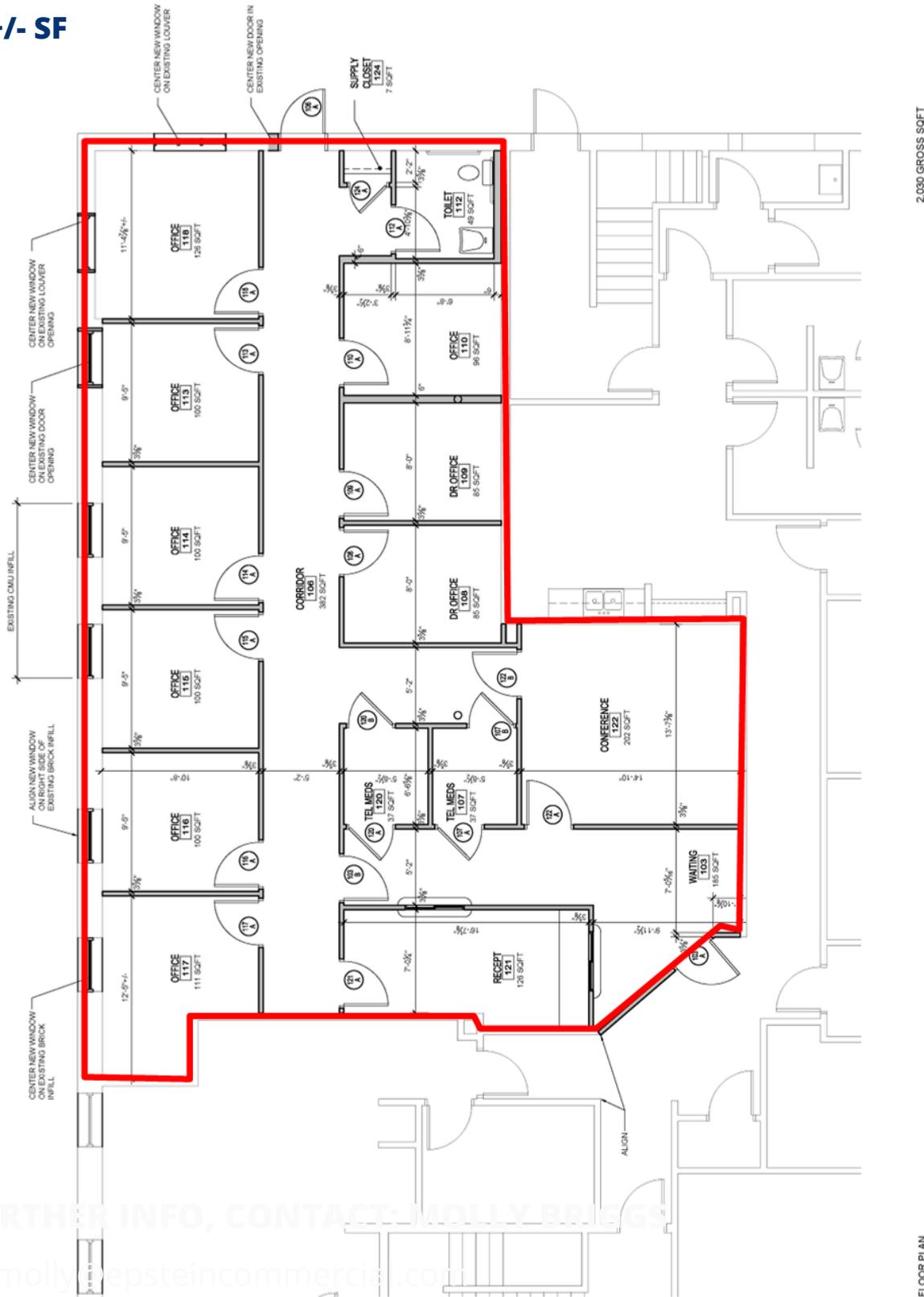
**PARKING** Ample on-site parking shared with other tenants

# LOCATION



# FLOOR PLAN

## FIRST FLOOR 2,030+/- SF

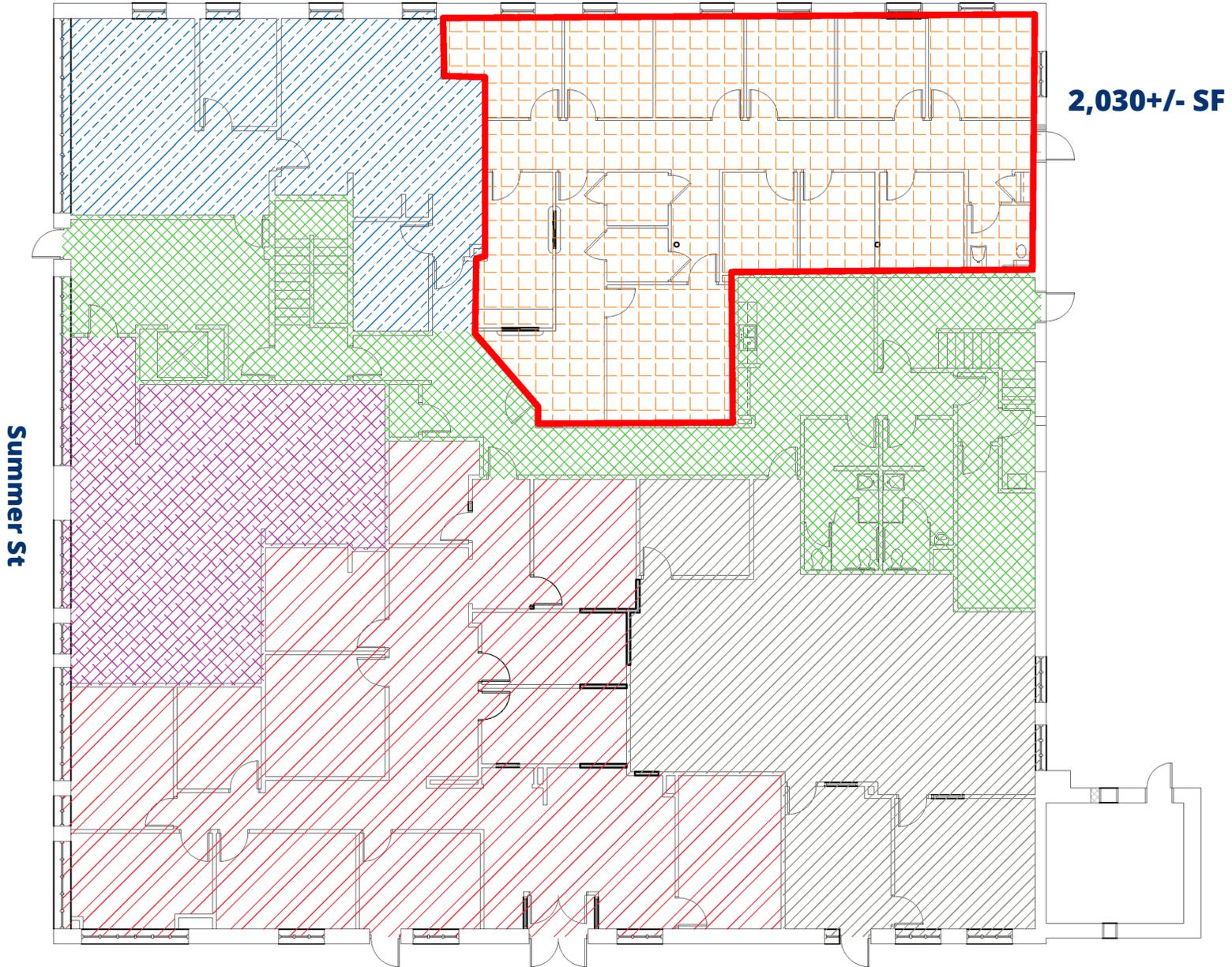


2,030 GROSS SQFT

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Summer St

# FIRST FLOOR LAYOUT



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