

**FOR LEASE \* 77 FREE STREET \* PORTLAND**  
**FREE STREET RESTAURANT IS CLOSED & FOR LEASE**  
**17,000 +/- SQUARE FEET—WITH ENTERANCES ON**  
**FREE AND BROWN STREETS**

LESSOR: KAPLAN 504 LLC (207) 774-9492  
KAPLANCOMPANY@MSN.COM

DESCRIPTION: Congress Street, in heart of Portland’s arts district. The State of Maine Fire Marshal has approved this property as a place of gathering. There is 53 feet of frontage on Congress Street, 68 feet of frontage on Free Street and 180 feet of frontage on Brown Street. All the floors are made of cement. There is a conveyor belt in the basement that can go to the first floor. There is a handicapped elevator on the Free Street side of the building that goes to 2 floors. There are very few supporting posts on the first and second floor. Most of the first floor is clear span. There is a dumbwaiter elevator from the basement to the first floor.

LEASE RATE: **VERY LOW BASE RENT & NNN CHARGES!**

BUILDING AREA: Total: 33,664+/- square feet  
First floor: 14,834+/- square feet  
Basement: 14,834+/- square feet  
Second floor: 3,996+/- square feet  
Mezzanine area that was projection room for three screen theater and café.

CEILING HEIGHT first floor 16 feet—basement 12 feet high

BUILDING CONSTRUCTION: Brick or masonry—all of the floors are made of cement

ZONING: B-3

HVAC: 8 roof top units, over 53 tons of cooling and over 1 Million BTUS of high efficiency gas heat

Electric: 3 phase-800 AMPS-2 electric meter

Occupancy: Arcadia 550+/- person capacity  
Free Street Restaurant 200+/- person capacity

Portland Storm Water Fee: \$1,209.00 per year  
Portland Real Estate & District Tax: \$24,026.44 per year  
Insurance: \$9,716.64 per year  
Fire sprinkler, panel, water, monitoring: \$1,588.10 per year

Current Tenants: Arcadia Restaurant & Free Street Restaurant both have their own kitchens. Port City Music Hall, Bingas' Stadium and Keystone Theater and Café are some of the previous tenants. The building was constructed to be an Owen Moore department store with a large stair case into the basement.

This property is on the same block and side of the street as CVS Pharmacy, Renys Department Store and Maine College of Art, Portland Museum of Art. 504 Congress Street is located across from 511 Congress Street; a large office and retail building and the Maine Historic Society. The property has entrances on Free Street across from the Cumberland County Civic Center. The Brown Street doors are oversized to bring in freight and as a means of egress. Please contact us if you have any question or would like a tour of the property.

Michael Kaplan  
KAPLAN 504 LLC  
49 Ocean Avenue  
Portland, Maine 04103-5722  
(207) 774-9492  
kaplancompany@msn.com