

FOR LEASE • RETAIL CONDO

22 Hancock Street • Portland, ME



1,926± SF PRIME RETAIL SPACE

- Neighboring tenants include Benkay, Shipyard Brewing Company, Evolution Laser Studio and Residence Inn Marriott
- The space sits below several new residential condominiums
- In close proximity to the WEX headquarters
- Across the street from the Cambria Hotel

LEASE RATE: \$32.00/SF NNN



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PROPERTY SUMMARY

22 Hancock Street • Portland, ME



Site Info

OWNER:	Rudolph & Associates LLC
DEED:	Book 32055, Page 150
ASSESSOR:	Map 20, Block E, Lot 9
SIGNAGE:	On building
PARKING:	Street parking
ZONING:	IS-FBC - India Street Form-Based Code
PROPERTY TAXES:	\$677/month
CONDO DUES:	\$342/month



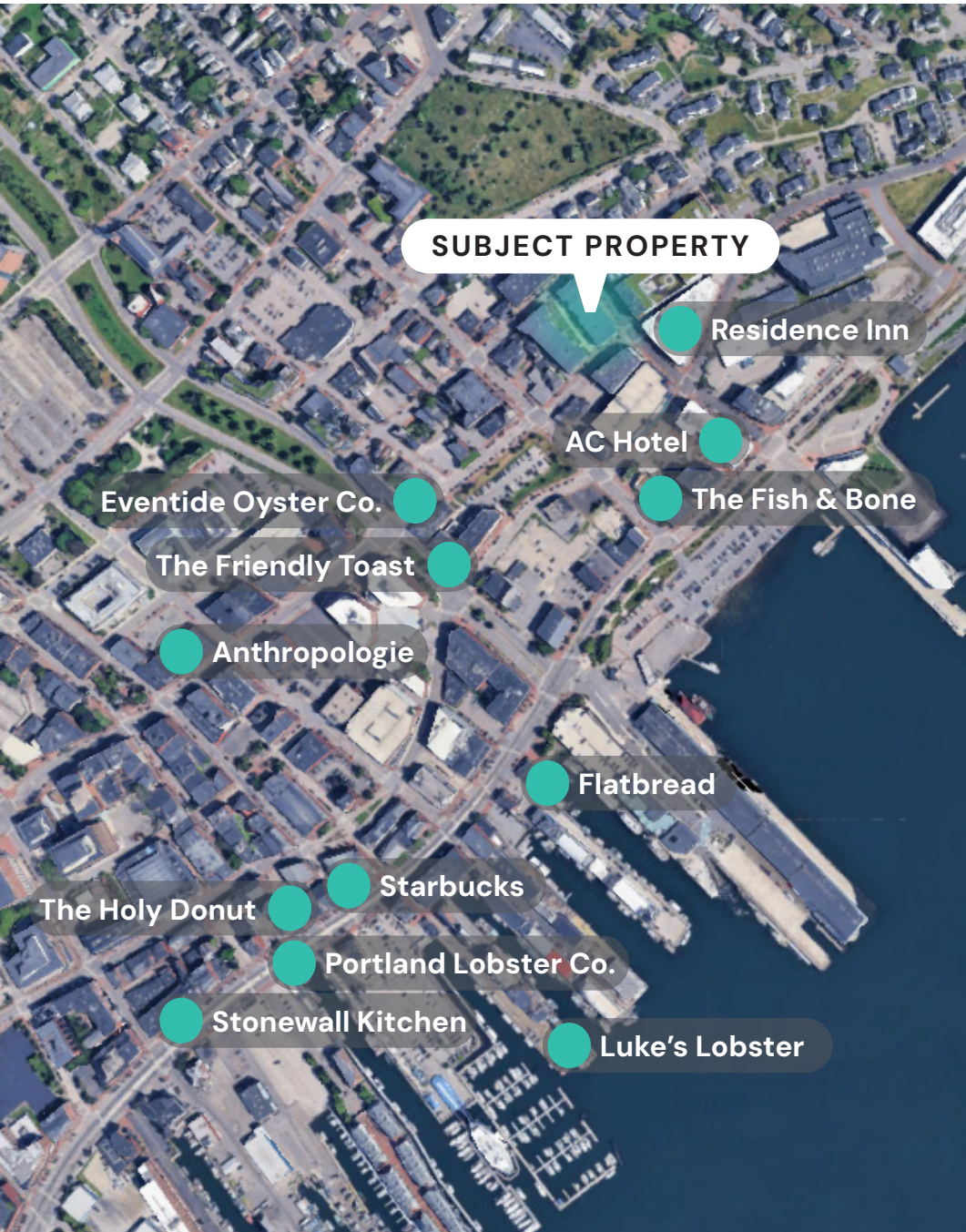
Building Info

SPACE SIZE:	1,926± SF
YEAR BUILT:	2013
CONSTRUCTION:	Masonry
ROOF:	Flat
SIDING:	Concrete
FLOORING:	Vinyl & tile
CEILING HEIGHT:	9-10'±
ELECTRICITY:	Separately metered
HVAC:	Compressor
UTILITIES:	Municipal water/sewer
ELEVATOR:	No
RESTROOM:	Yes
SPRINKLER:	Yes



LOCATION MAP

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SUBJECT PROPERTY

Residence Inn

AC Hotel

Eventide Oyster Co.

The Fish & Bone

The Friendly Toast

Anthropologie

Flatbread

The Holy Donut

Starbucks

Portland Lobster Co.

Stonewall Kitchen

Luke's Lobster

NEARBY

STAY

DINE

SHOP

ANTHROPOLOGIE

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