



# FOR LEASE

33 STATE STREET #1, BANGOR, ME 04401

## HIGH VISIBILITY, FIRST FLOOR OFFICE/RETAIL SPACE

- 4,000± SF available at former financial institution in historic building in downtown Bangor.
- High visibility at lighted intersection with 8,900 vehicles per day (AADT 2017)
- High ceilings with period-appropriate, interior details and a mix of open offices and private rooms.
- TI packages available for qualified tenants and terms.
- **Lease Rate: \$3,500/Month MG**



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### PROPERTY DETAILS

<b>OWNER OF RECORD</b>	Exchange Block LLC	<b>YEAR RENOVATED</b>	2022
<b>BOOK/PAGE</b>	15997/29	<b># OF STORIES</b>	Three (3)
<b>ASSESSOR'S REF.</b>	Map 49, Lot 26	<b>SPRINKLERS</b>	Yes
<b>SPACE AVAILABLE</b>	First Floor: 4,000± SF	<b>UTILITIES</b>	Municipal water & sewer
<b>BUILDING SIZE</b>	15,486± SF	<b>HEATING</b>	Hot water radiators
<b>LOT SIZE</b>	0.32± Acres	<b>PARKING</b>	See broker for details
<b>ZONING</b>	Downtown Development District	<b>WALK SCORE</b>	95 - Walker's Paradise
<b>YEAR BUILT</b>	1912	<b>LEASE RATE</b>	\$3,500/Month MG



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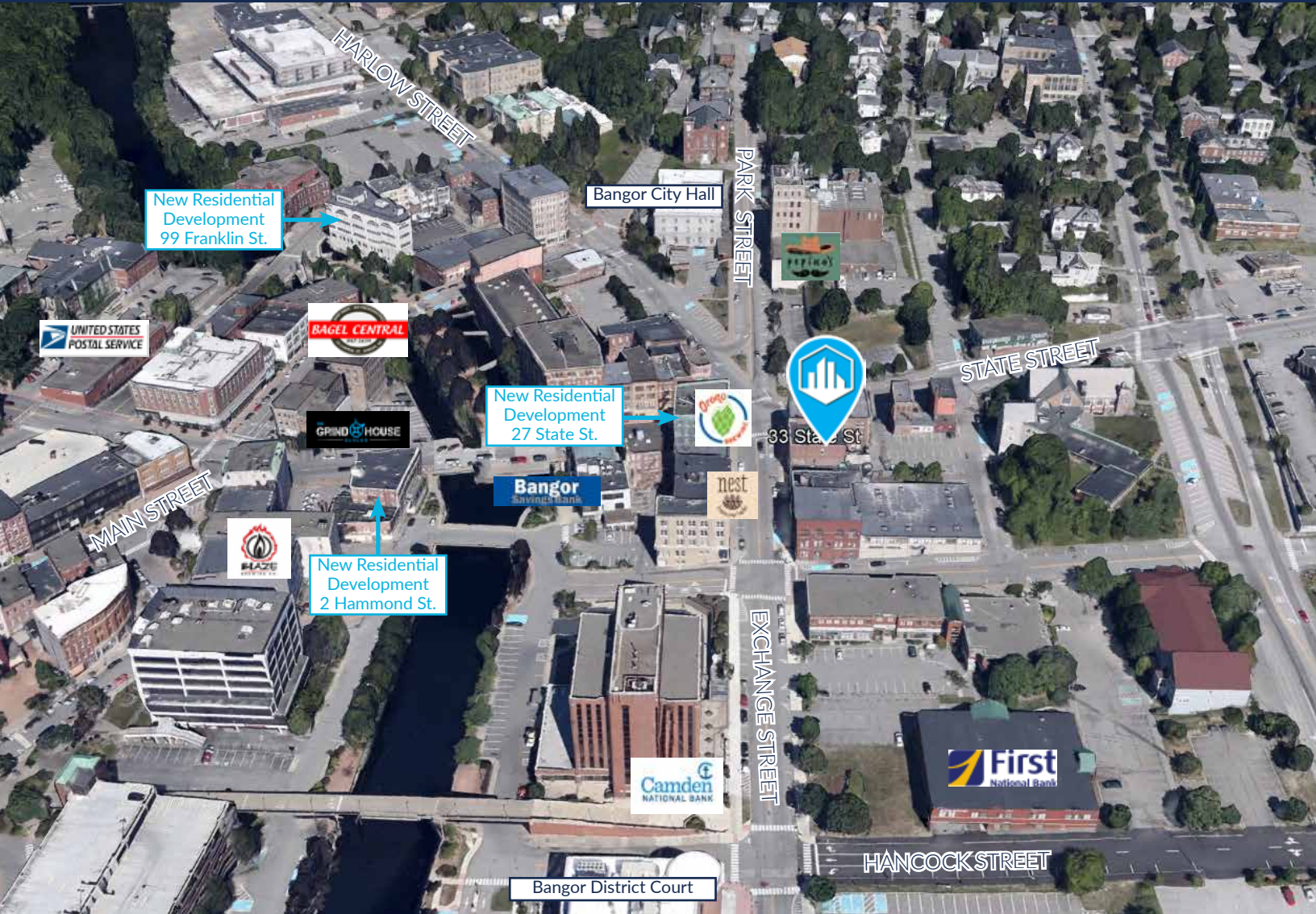


## FLOOR PLAN

**First Floor: 4,000± SF**



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**CONTACT US**



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