THE BOULOS COMPANY



FOR LEASE

33 STATE STREET #1, BANGOR, ME 04401



HIGH VISIBILITY, FIRST FLOOR OFFICE/RETAIL SPACE

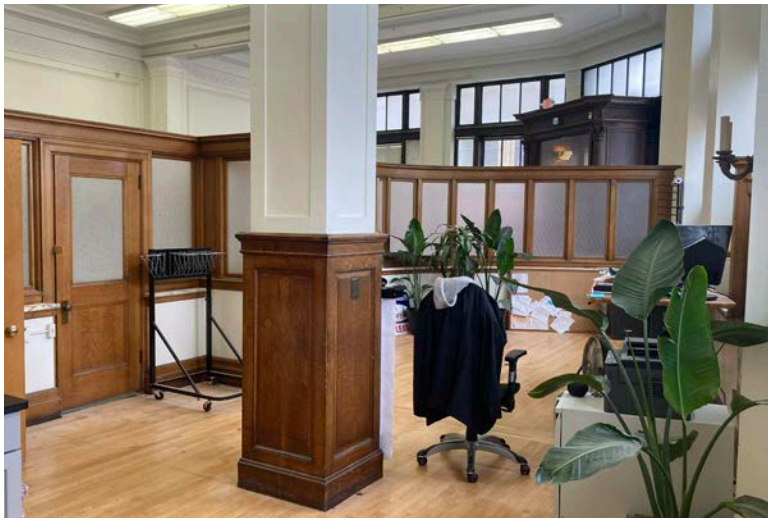
- 4,000± SF available at former financial institution in historic building in downtown Bangor
- High visibility at lighted intersection with 8,900 vehicles per day (AADT)
- High ceilings with period-appropriate, interior details and a mix of open offices and private rooms
- TI packages available for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

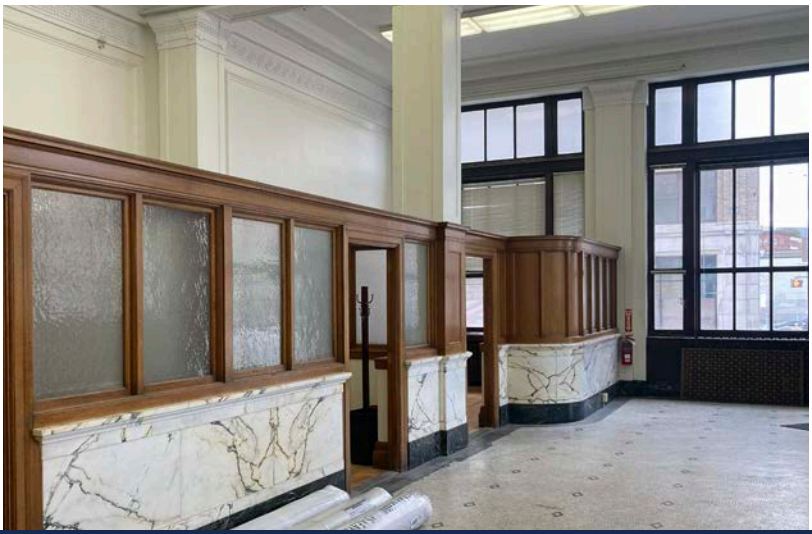
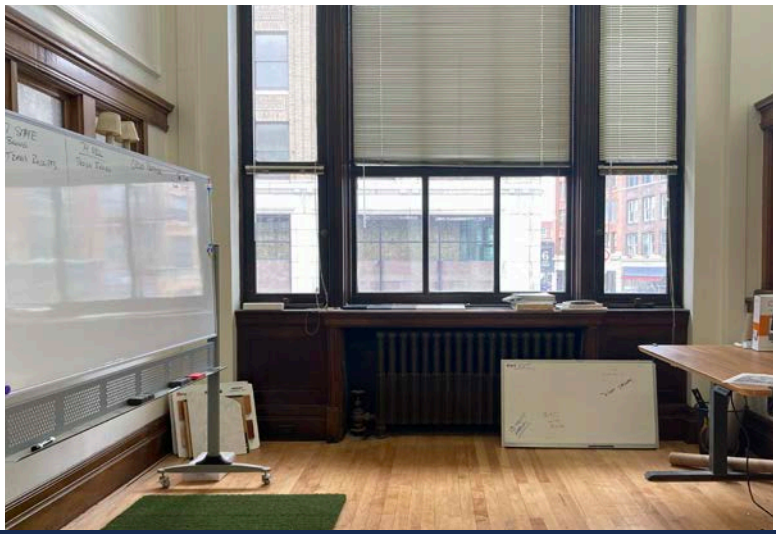
ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

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PROPERTY DETAILS

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

FLOOR PLAN
First Floor: 4,000± SF



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CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.