FOR LEASE

EPSTEIN COMMERCIAL REAL ESTATE

77 EXCHANGE STREET - BANGOR, ME

PROPERTY DESCRIPTION: Four story, class A office building located in the heart of downtown across form the Penobscot Judicial Center. Updated suites offer generous private offices with floor to ceiling windows and expansive views.

SPACE AVAILABLE	Third Floor: 2,596 +/- sf (Available 7/25)
ZONING	Downtown Development District (DDD)
PARKING	On-site parking as well as city permit parking available in close proximity
EXISTING TENANTS	TD Bank, James W. Sewall Company, Oldfield Wealth Partners, Northern Maine Independent Systems Administrators
ELECTRIC	$2.00/sf
LEASE PRICE	$15.00/sf plus electric and increase over BY Cam & Tax

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.

SPACE AVAILABLE - THIRD FLOOR

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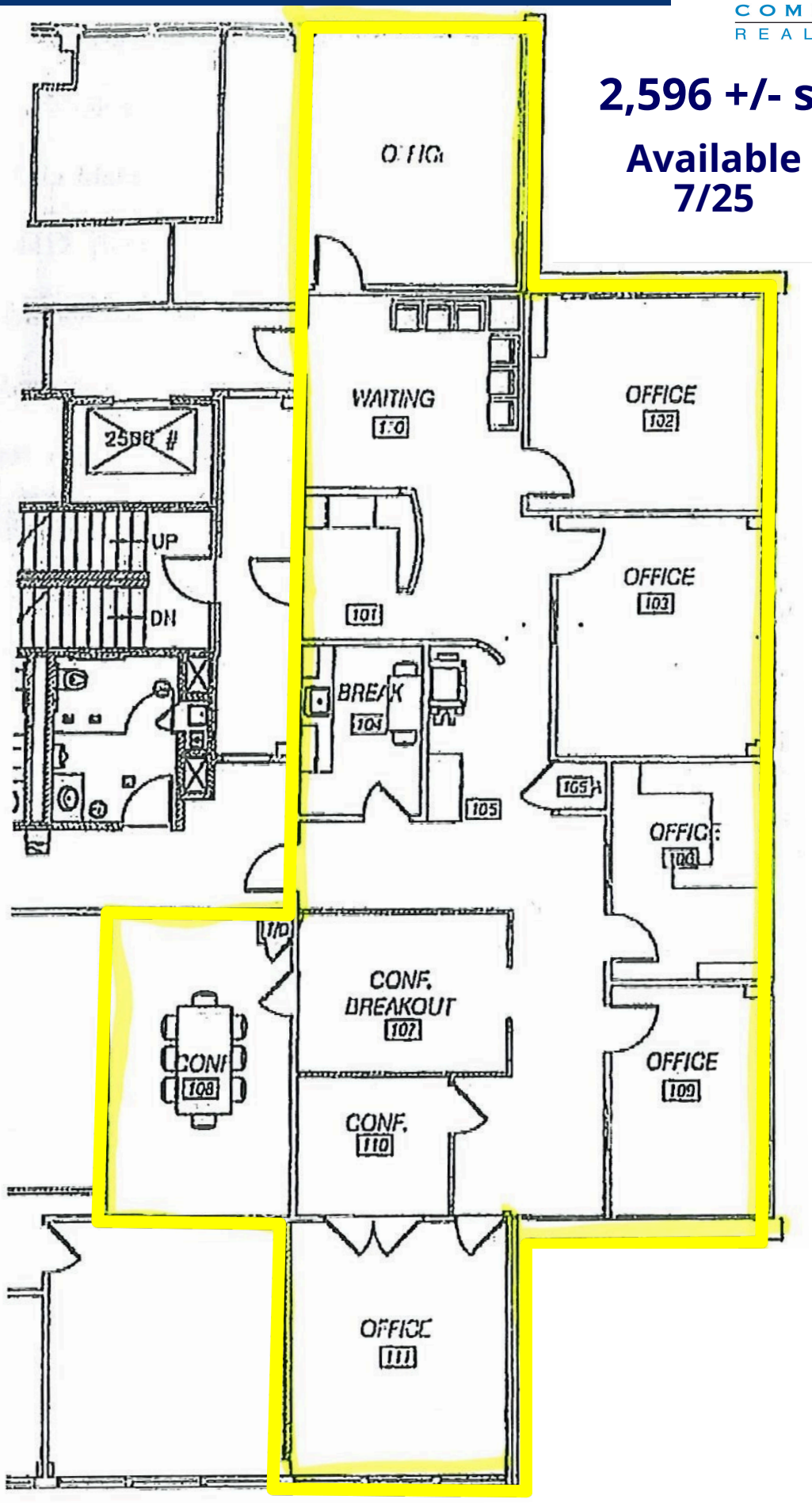
2,596 +/- sf

Available 7/25



LOCATION MAP

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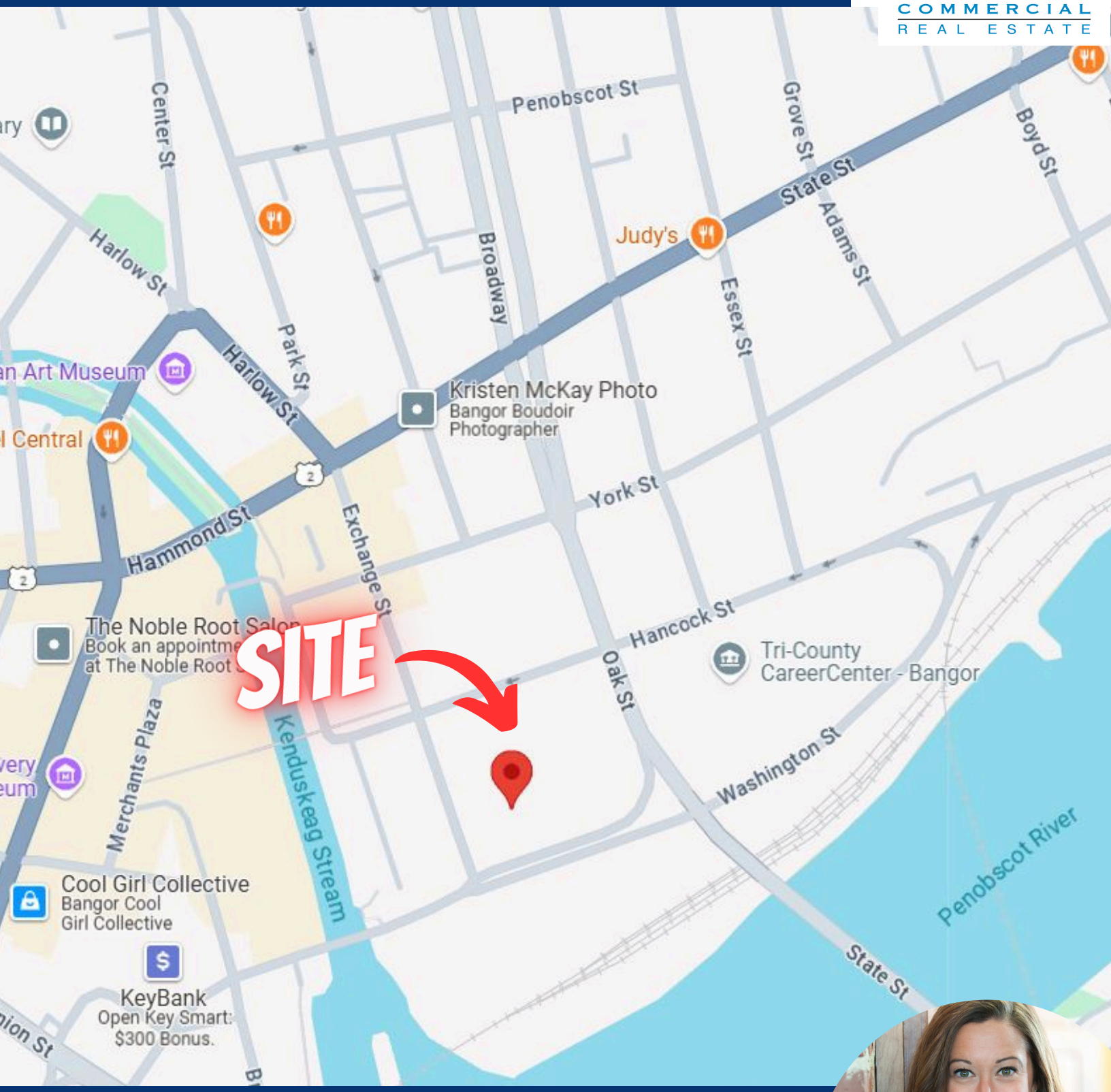

FOR FURTHER INFO, CONTACT: MOLLY BRIGGS

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