

FOR LEASE | PRIME OLD PORT RETAIL SPACES

465-469 FORE STREET, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

Two premier retail spaces available for lease located in the heart of Portland's Financial and Old Port districts.

- Suite 120: 1,134± SF beautifully built-out restaurant is ready for immediate operation with existing kitchen infrastructure, including gas range and hood vent. Ideal for food-related use.
- Suite 118: 1,361± SF traditional retail space offering a bright store front, great visibility, and an on-site restroom facility.
- Spaces can be combined for a total operation of 2,495± SF.
- Join a community of over 340,000± SF Portland Square office and retail Tenants, including Pure Barre, Dean's Sweets, and The Raven Salon.
- Walking score of 98 - Walker's Paradise.
- **Lease Rate: \$25.00 - \$30.00/SF MG.**



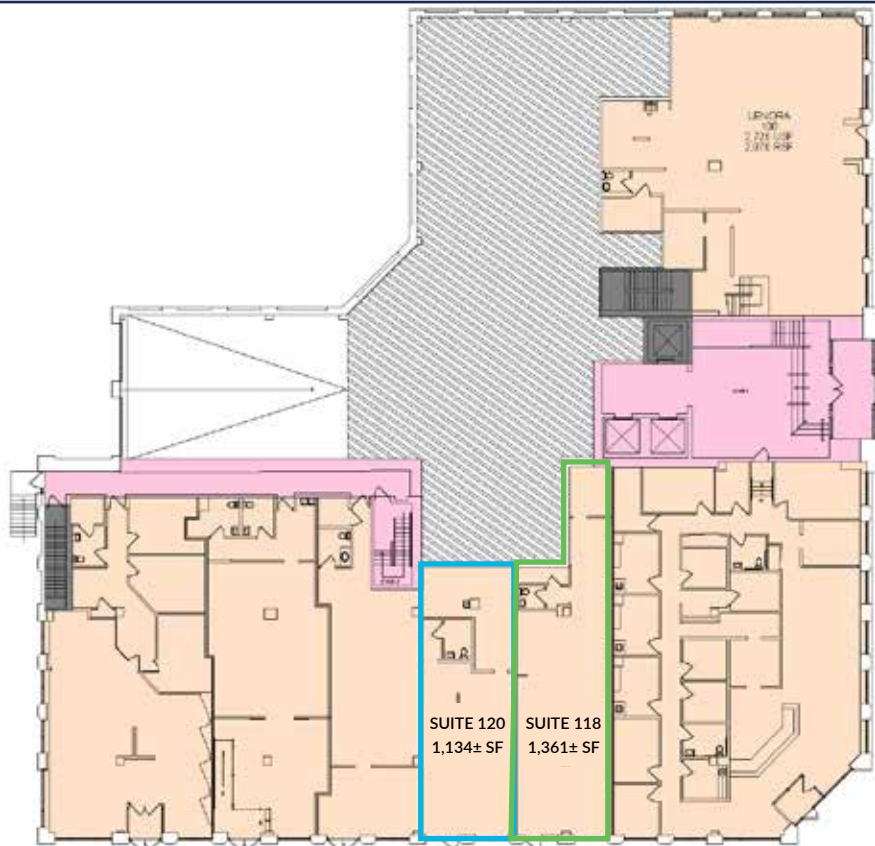
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PROPERTY DETAILS

OWNER	North River IV, LLC
ASSESSORS REF	Map 38 Block B Lot 02
BOOK/PAGE	32163/033
ZONING	B-3 Business Downtown
BUILDING SIZE	145,409± SF
NUMBER OF STORIES	Seven (7)
YEAR BUILT	1989
PARKING	The tenant may arrange for parking validation with the landlord in the Two Portland Square lot, which has an entrance on Fore Street. See broker for details.
UTILITIES	Municipal water and sewer, natural gas
AVAILABLE SPACE	Suite 1: 1,134± SF Suite 2: 1,361± SF *Can be combined for a total of 2,495± SF.
RESTROOMS	Suite 120: One (1) Suite: 118: One (1) Suites 120 & 118: Two (2)
LEASE RATE	Suite 120: \$30.00/SF MG Suite 118: \$25.00/SF MG Suites 120 & 118: \$27.00/SF MG



FORE STREET

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SUITE 120 PHOTOS

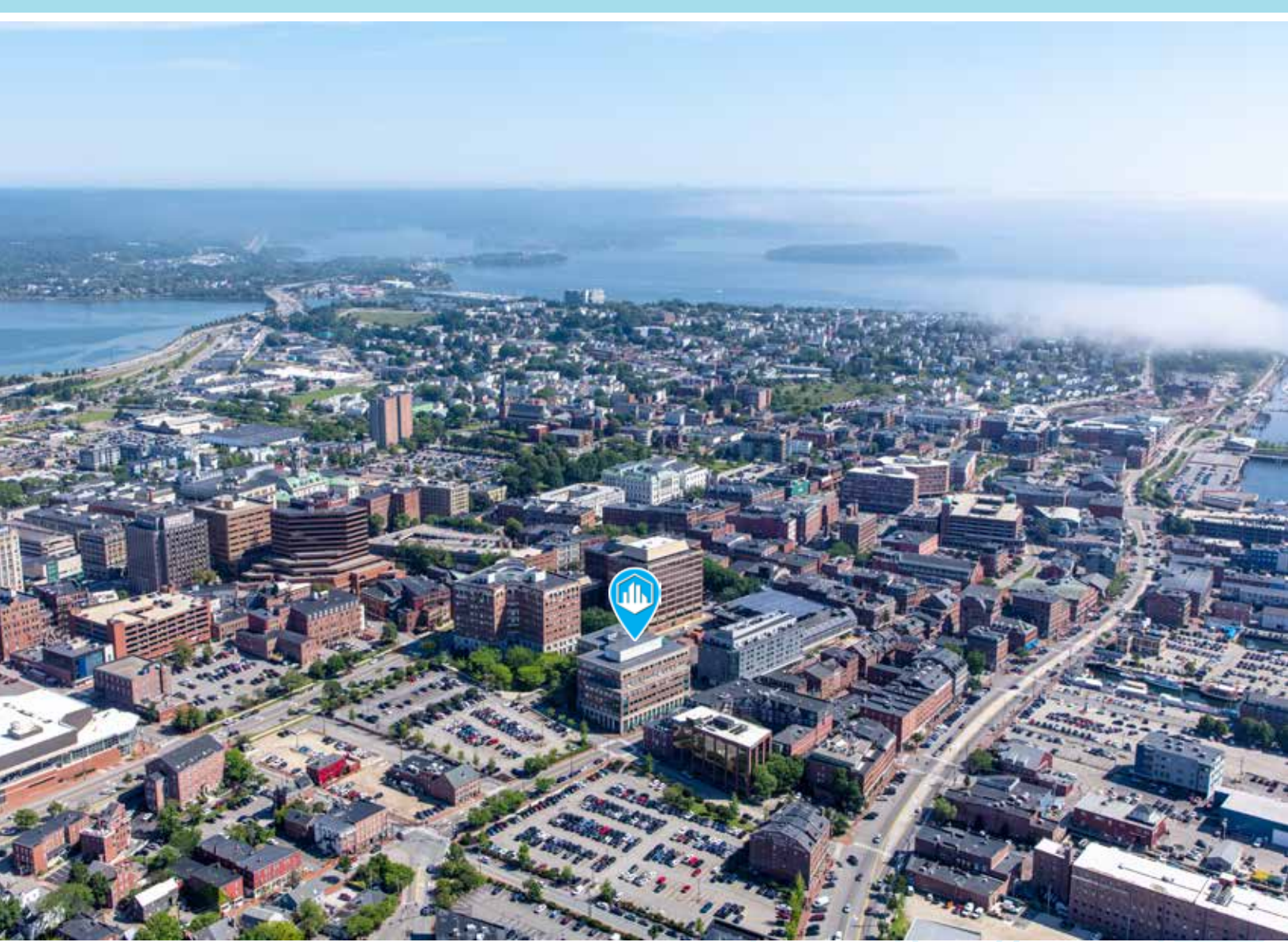


SUITE 118 PHOTOS



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CONTACT US



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