

FOR LEASE



KEY PLAZA - BANGOR, ME

PROPERTY DESCRIPTION

Class A, four-story office building located in the heart of Bangor's downtown business district, offering flexible office space with generous on-site parking. The building features a glass lobby atrium and the suites offer panoramic views of the Kenduskeag Steam, Penobscot River, and Bangor's Waterfront District.

SPACE AVAILABLE	2 nd Floor: 630 +/- sf
	2 nd Floor: 1,273 +/- sf
	4 th Floor: 1,873 +/- sf (Avail. 9/1/26)
	4 th Floor: 9,977 +/- sf (Sub-dividable, Avail. 11/1/26)

EXISTING TENANTS	Major tenants include: Key Bank, Berry Dunn, Vafiades, Brontas & Kominsky, Morgan Stanley, Landry/French, and RBC Wealth Management
-------------------------	---

PARKING	130 designated parking spaces on-site. Additional parking available for rent in adjacent lot.
----------------	---

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.



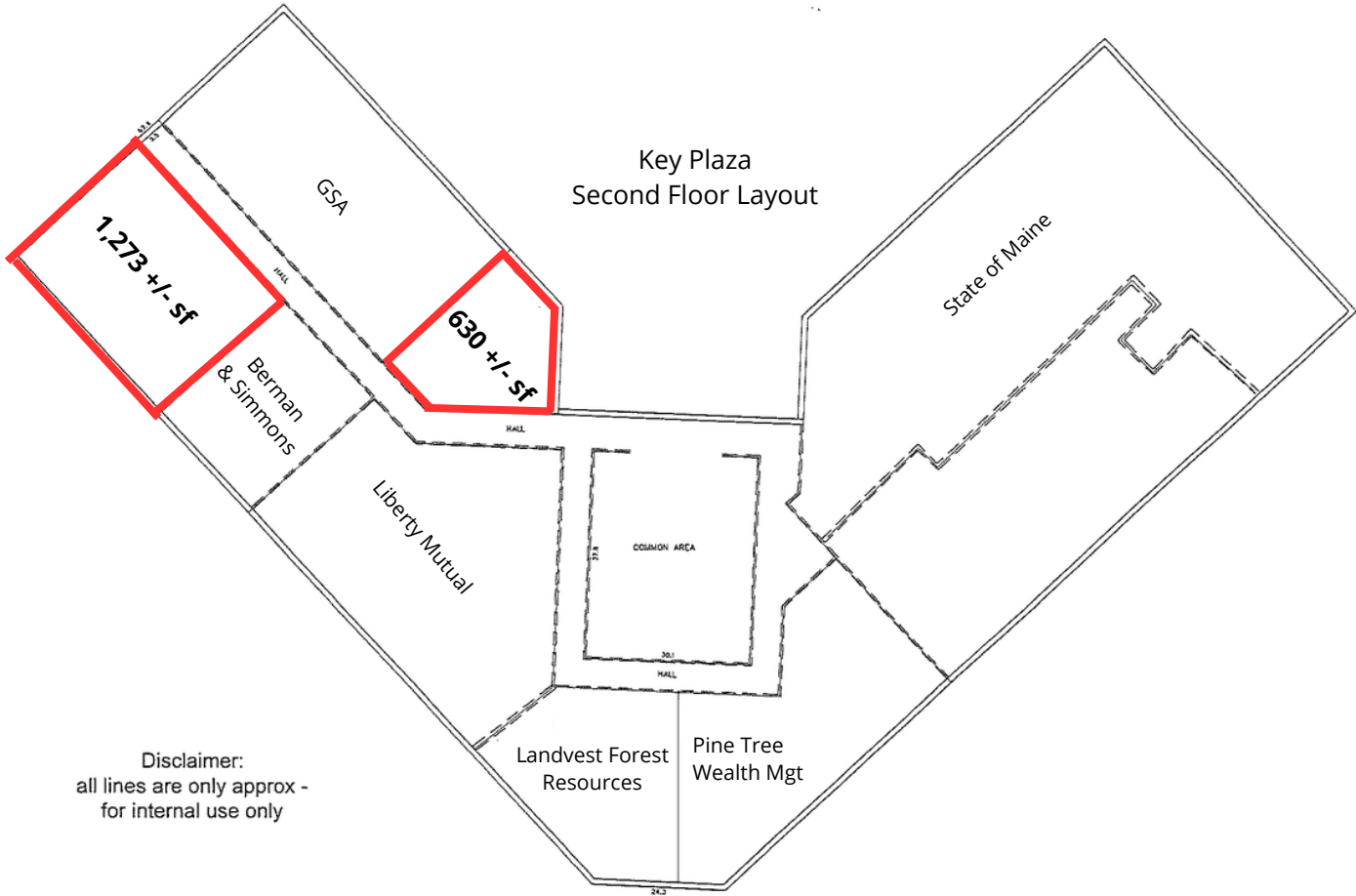
LANDLORD BUILDOUT

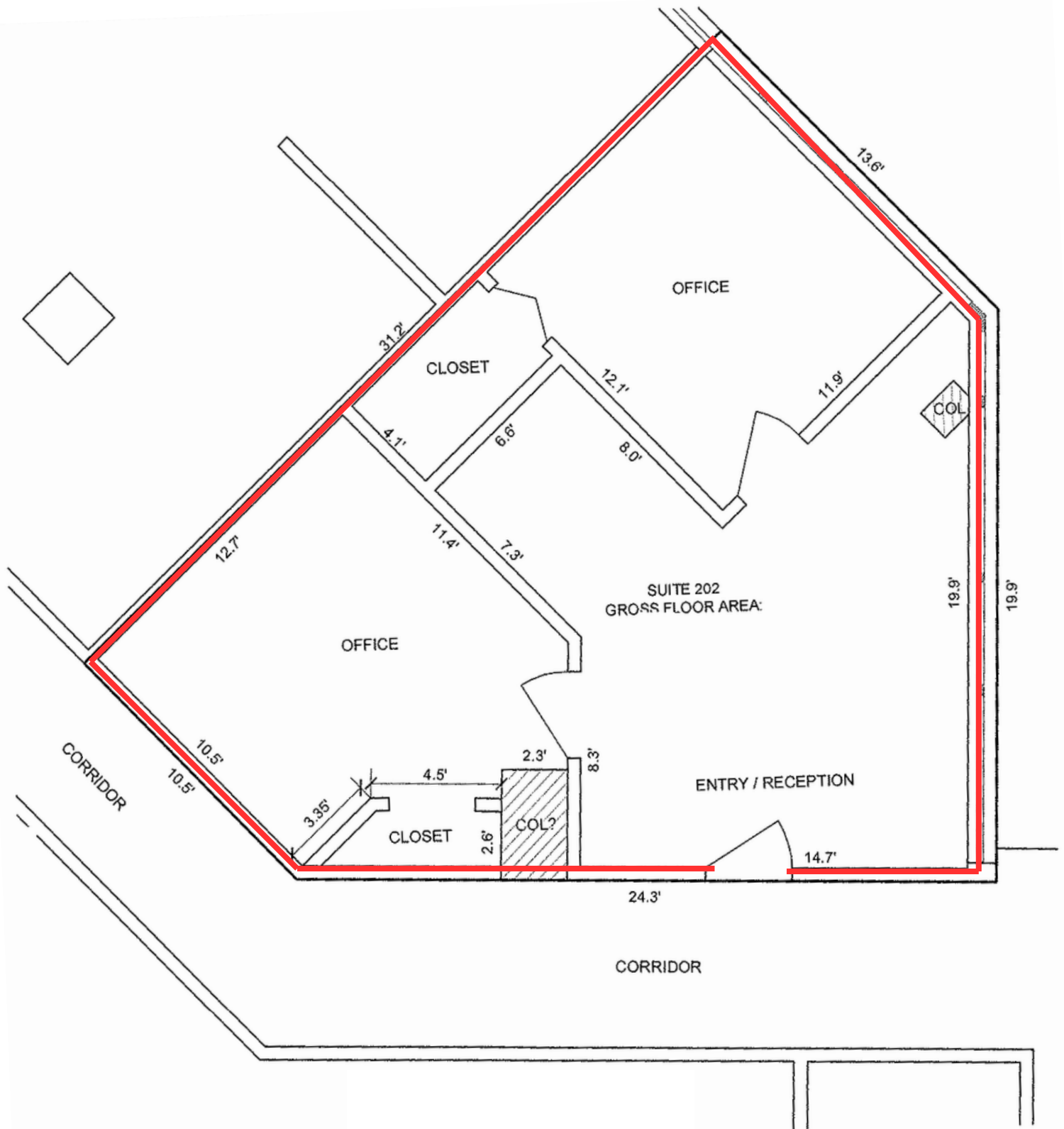
High quality, Class A finishes include solid core doors & trim, LED lighting, high quality carpet and state of the art HVAC system.

ZONING

Downtown Development District (DDD)

2ND FLOOR - FLOOR PLAN

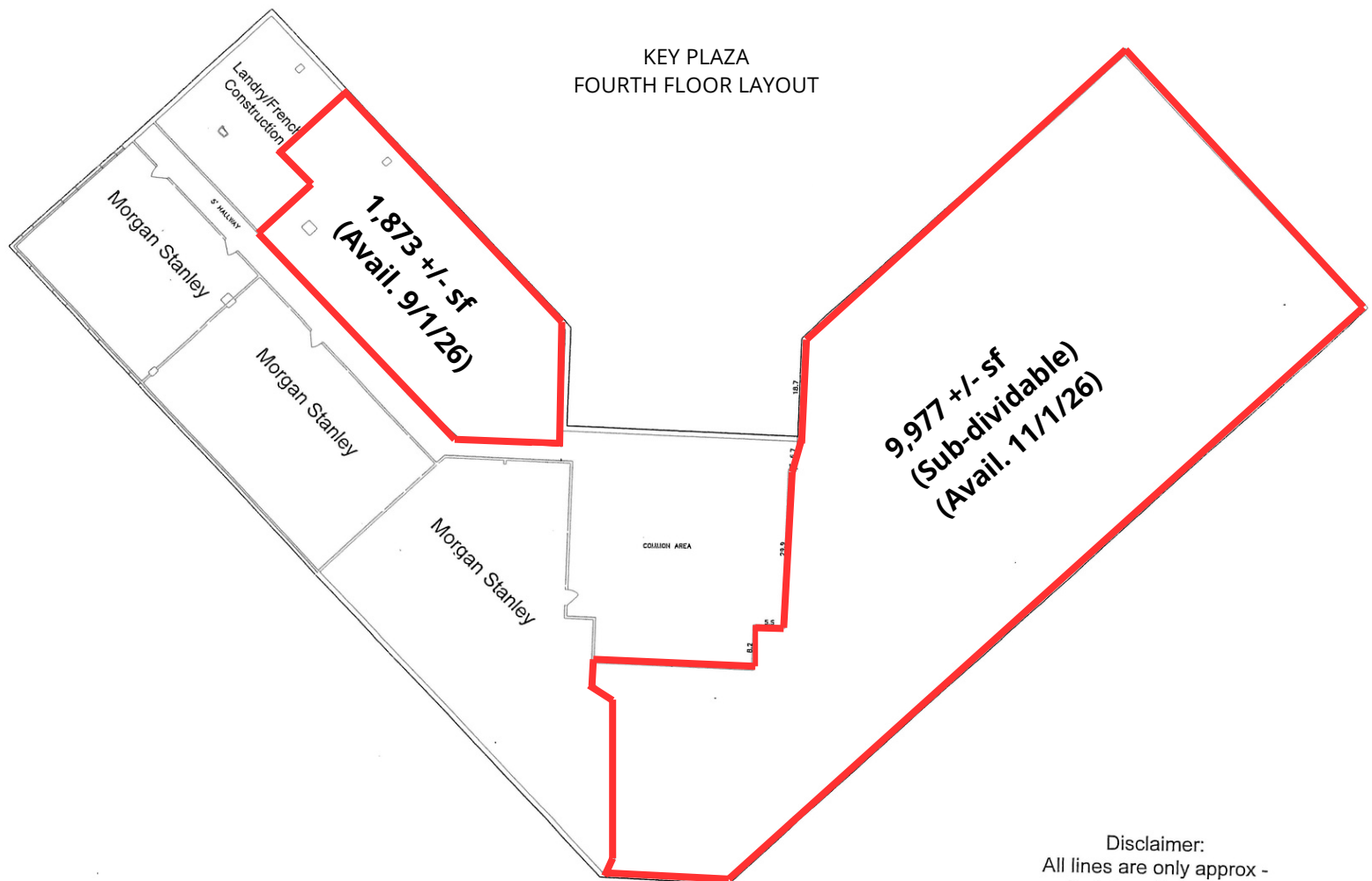


The logo for Epstein Commercial Real Estate features a stylized blue graphic of four buildings of varying heights and widths. Below the graphic, the word "EPSTEIN" is written in a large, bold, black serif font. Underneath "EPSTEIN", the words "COMMERCIAL" and "REAL ESTATE" are stacked in a smaller, blue, sans-serif font, separated by a thin horizontal line.

2ND FLOOR - 1,273 +/- SF SPACE

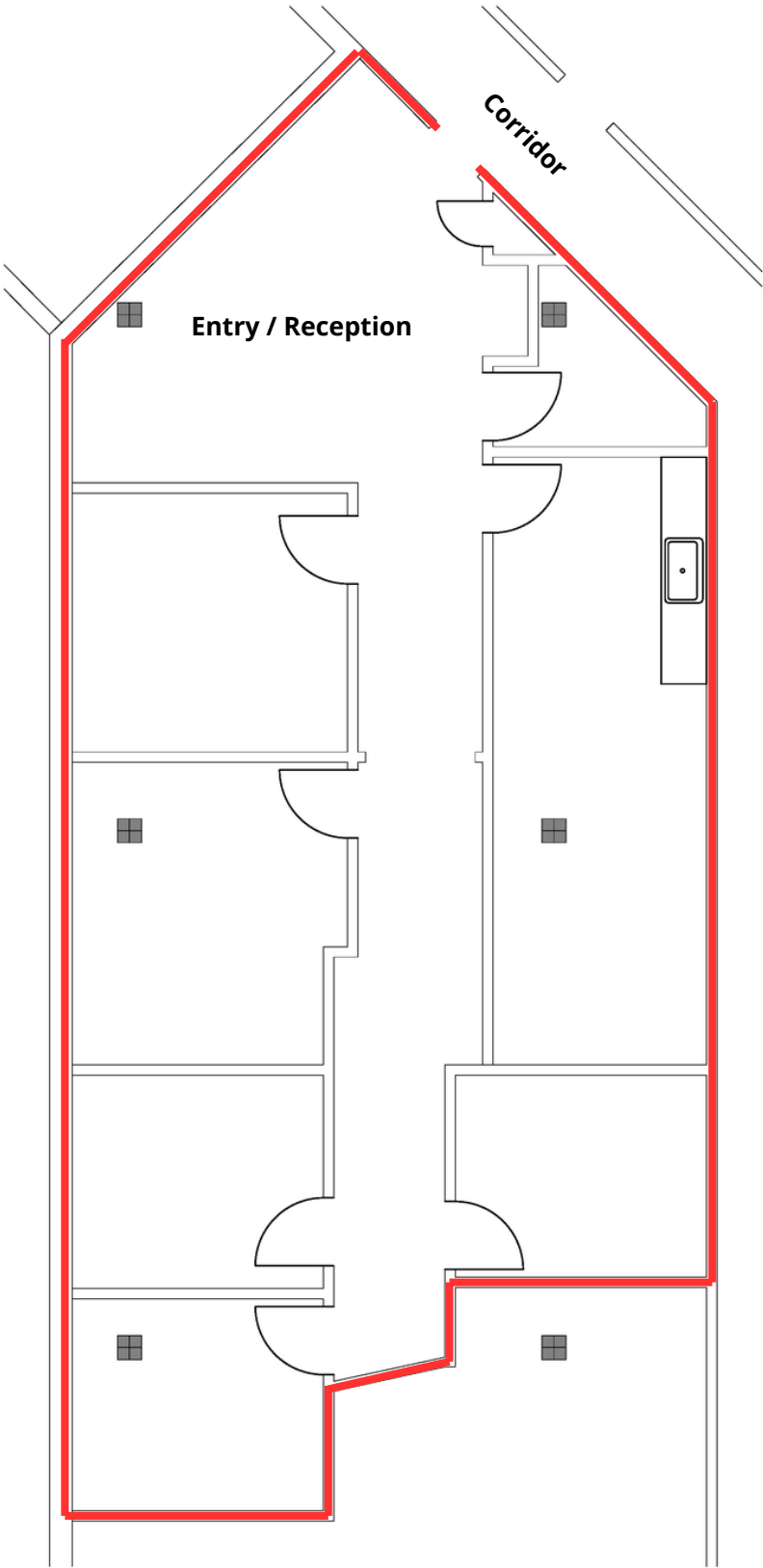


EPSTEIN
COMMERCIAL
REAL ESTATE

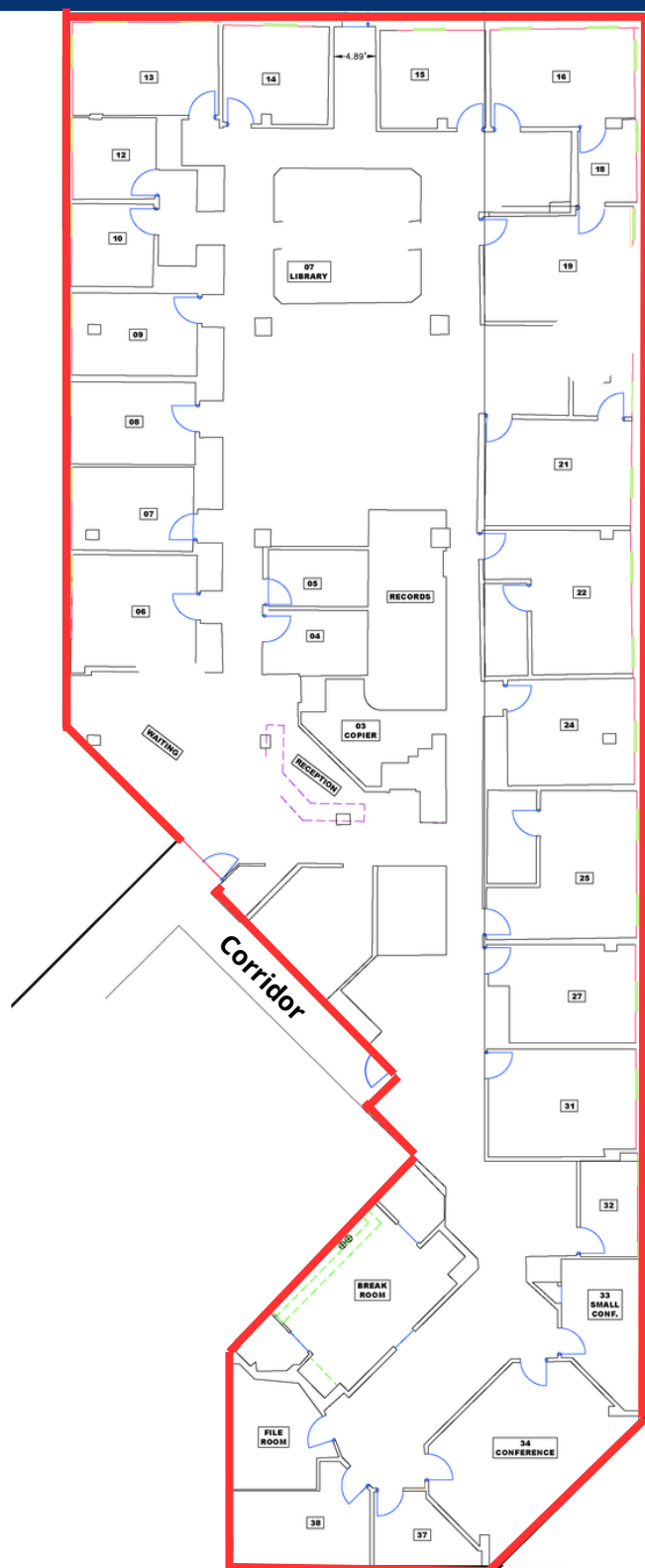


Disclaimer:
All lines are only approx -
for internal use only

4TH FLOOR - 1,873 +/- SF SPACE



4TH FLOOR - 9,977 +/- SF SPACE



Sub-dividable

FOR FURTHER INFO, CONTACT: MOLLY BRIGGS

✉ molly@epsteincommercial.com

🌐 epsteincommercial.com

☎ 207-945-6222

