

FOR **SUBLEASE**



RETAIL / OFFICE / STUDIO SPACE

**685 CONGRESS STREET
PORTLAND, ME 04102**

PROPERTY HIGHLIGHTS

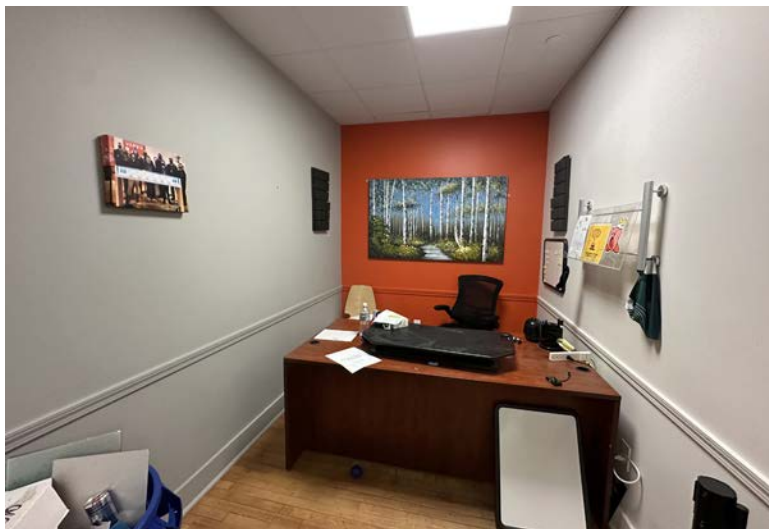
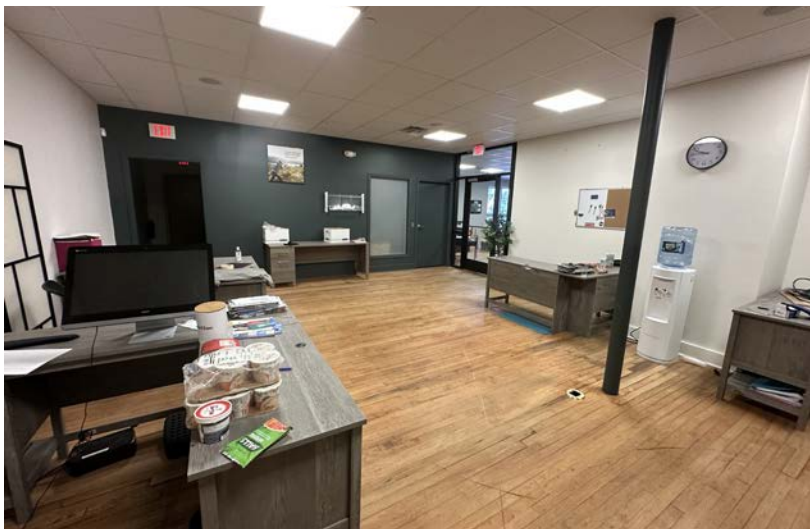
- 4,800± SF of bright, open retail, office, or studio space available for sublease
- Next to HighNorth Mystique of Maine
- On-site parking
- Located in the vibrant Portland Arts District with a Walk Score of 97
- Affordably priced at \$4,000/month "all-in"



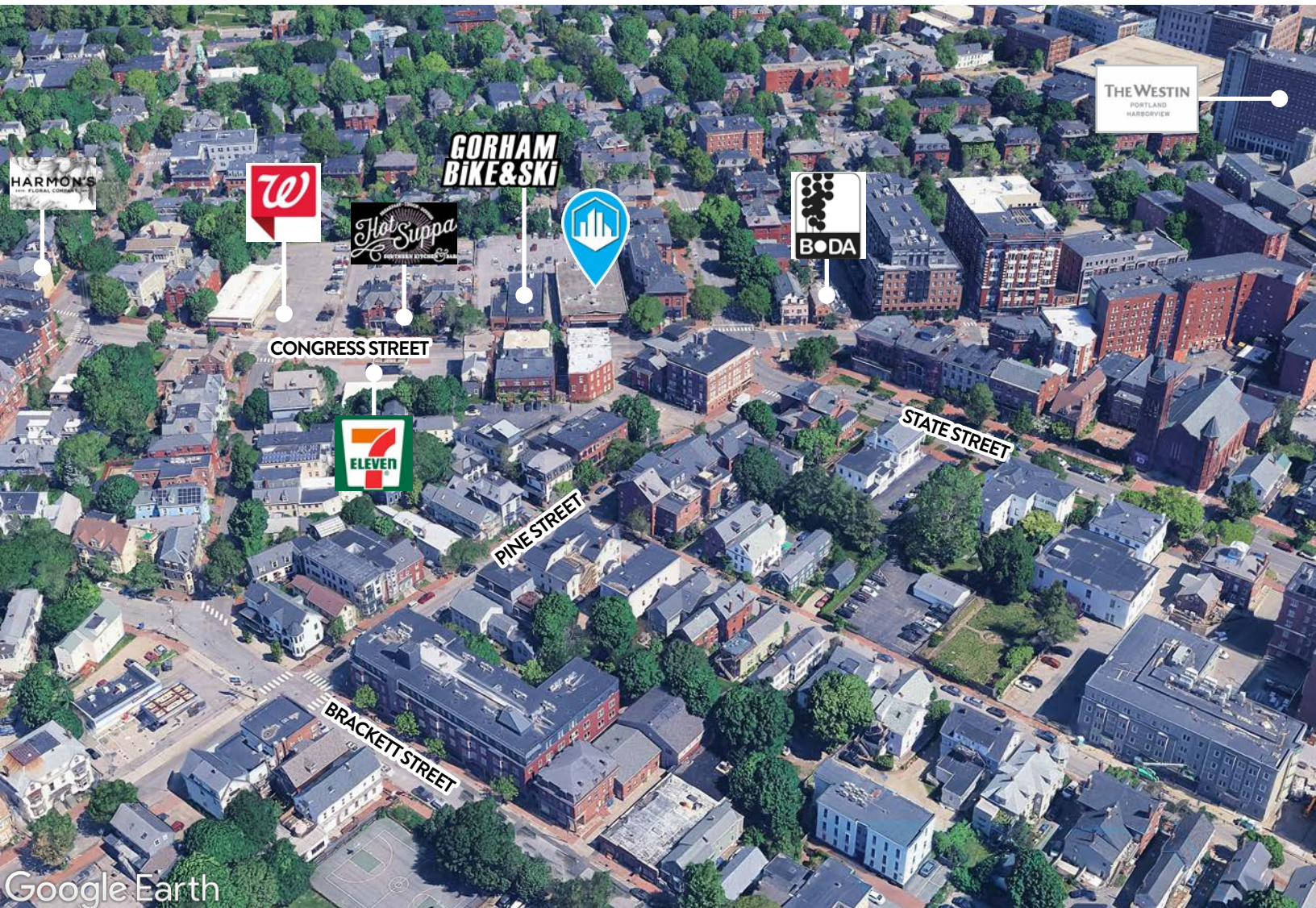
PROPERTY DETAILS

OWNER OF RECORD	FACTORS FINANCIAL FRC INC
SUBLESSOR	MYSTIQUE OF MAINE
BOOK/PAGE	10800/009
ASSESSOR'S REFERENCE	047/C034001
BUILDING SIZE	21,992± SF
AVAILABLE SPACE	4,800± SF
LOT SIZE	.3651± AC
LOT FRONTAGE	93'
ZONING	B-2B (BUSINESS COMMUNITY)
YEAR BUILT	1949
RESTROOMS	SHARED (SEE BROKER FOR DETAILS)
UTILITIES	MUNICIPAL WATER & SEWER
PARKING	ON-SITE
AREA BUSINESSES	HIGHNORTH MYSTIQUE OF MAINE, WALGREENS, 7-ELEVEN, GORHAM BIKE & SKI
AREA AMENITIES	STATE THEATRE, PORTLAND HARBOR HOTEL, PORTLAND MUSEUM OF ART
LEASE RATE	\$4,000/MONTH GROSS

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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.