

FOR LEASE | RETAIL

95 Exchange Street | Portland, ME



PROPOSED ELEVATION

SCALE: 1/8"=1'-0"

LOWER LEVEL RETAIL SPACE

2,100± SF lower level retail space featured exposed brick and stone

New direct entrance into space under construction

Convenient location on Upper Exchange with a walkability score of 99 - Walker's Paradise

**LEASE RATE: \$23.75/SF MG
HVAC included**



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PROPERTY SUMMARY

95 Exchange Street | Portland, ME



OWNER: Top of Exchange LLC

DEED: Book 24099, Page 001

ASSESSOR: Map 32, Block D, Lot 3

LOT SIZE: 0.1± AC

BUILDING SIZE: 25,344± SF

SPACE SIZE: 2,100± SF

STORIES: Four (4) plus basement

YEAR BUILT: 1876

CONSTRUCTION: Brick/stone

ROOF: Flat

SIDING: Brick/stone

FLOORING: Carpet

ELECTRICITY: Separately metered -
Tenant is responsible

HVAC: Forced hot air; Central A/C

UTILITIES: Municipal water & sewer

RESTROOM: Two (2)

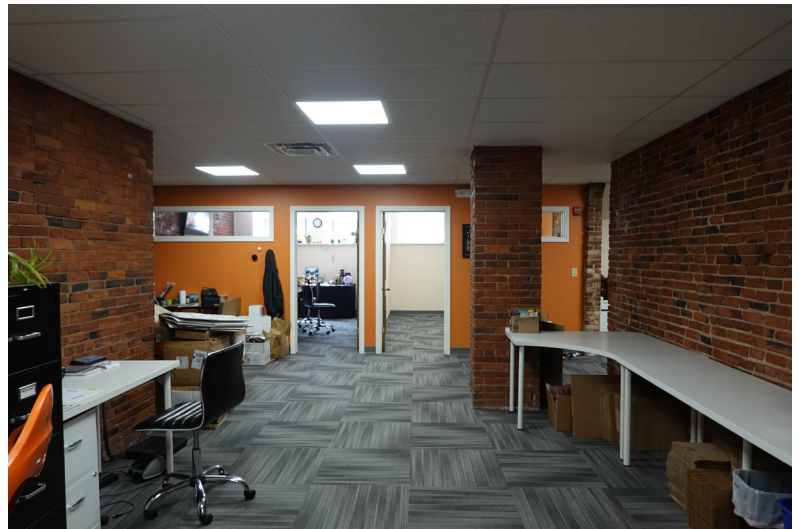
SPRINKLER: Yes

ELEVATOR: Yes

SIGNAGE: Exterior signage and lobby
directory

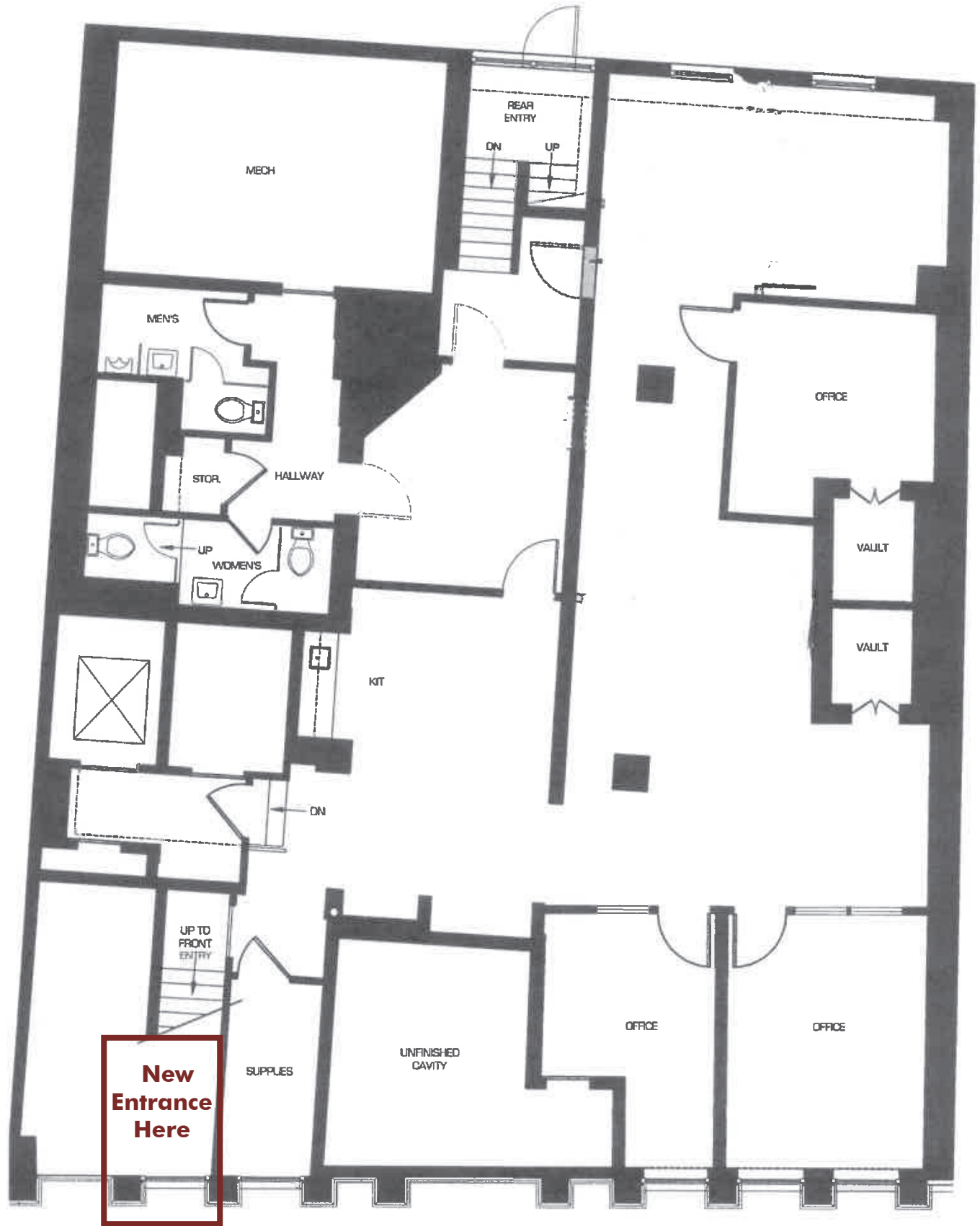
PARKING: Street parking and local
garages at market rates

ZONING: B3 - Downtown Business



FLOOR PLAN

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