

FOR LEASE | OLD PORT RETAIL/SERVICE

89 Exchange Street | Portland, ME



OLD PORT RETAIL/SERVICE

- 1,350± SF street level retail
- Historic brick and granite, retains much of its original charm
- Currently configured as a tea shop with small kitchen and tea storage safe, space lends itself to multiple retail/service uses
- Great Old Port location!

LEASE RATE: \$45.00/SF MG



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PROPERTY SUMMARY

89 Exchange Street | Portland, ME



OWNER: Top of Exchange LLC

DEED: Book 24099, Page 1

ASSESSOR: Map 32, Block D, Lot 3

LOT SIZE: 3,376± SF

BUILDING SIZE: 16,785± SF

AVAILABLE SPACE: 1,350± SF

YEAR BUILT: 1900

CONSTRUCTION: Brick and granite

ROOF: Flat

FLOORS: Wood and tile mix

CEILING HEIGHT: 14'±

HVAC: Central air; heat pump*

UTILITIES: Municipal water/sewer

ELECTRIC: Circuit breakers

RESTROOMS: Private, in unit

SIGNAGE: Blade sign

PARKING: On street, local parking garages and lots

ZONING: B3 - Downtown Business
PAD - Pedestrian Activities
District Overlay

LEASE RATE: \$45.00/SF MG
Tenant responsible for increases in operating expenses over 2023 base year

*Electricity for heat pump covered by Tenant

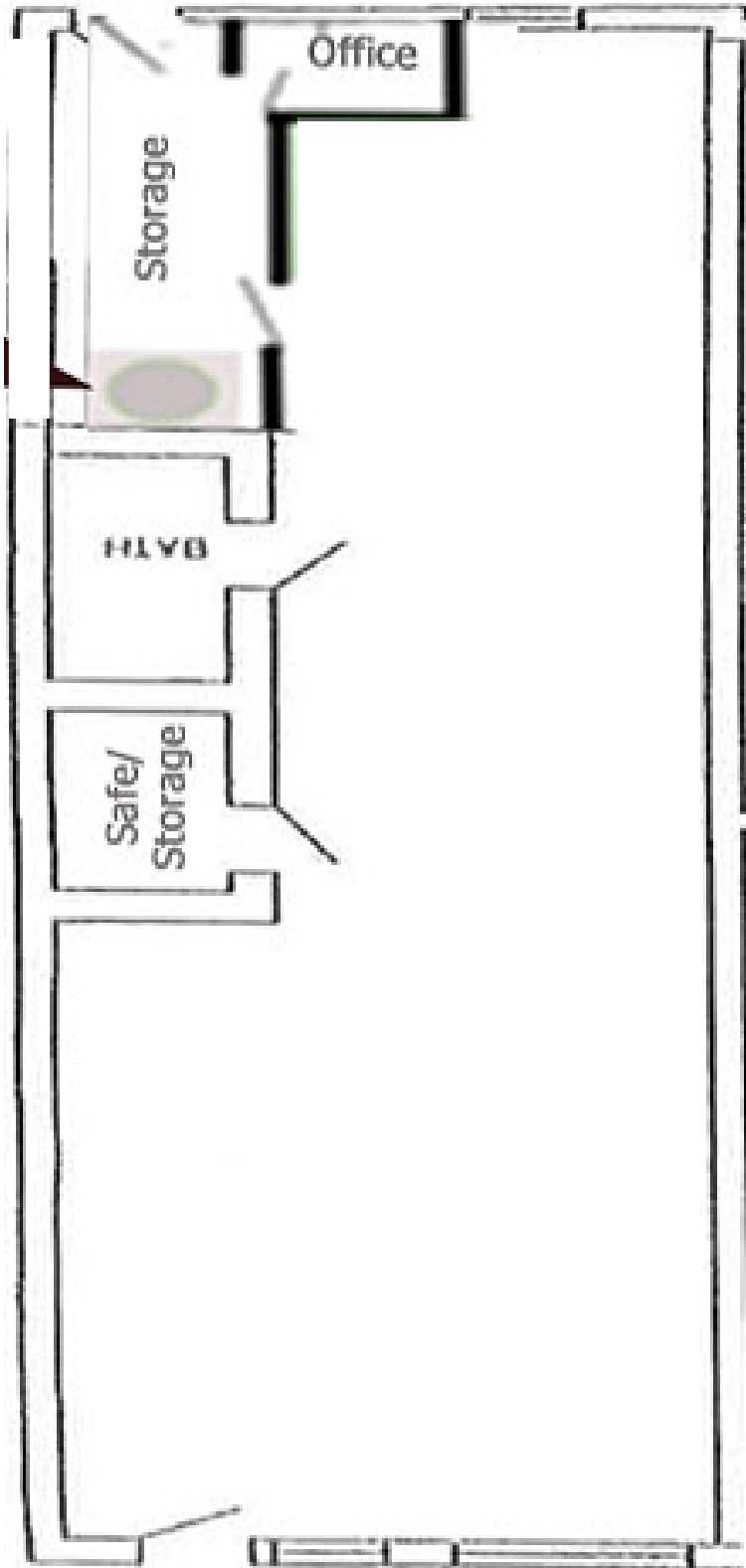


FLOOR PLAN

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MARKET STREET



EXCHANGE STREET

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