

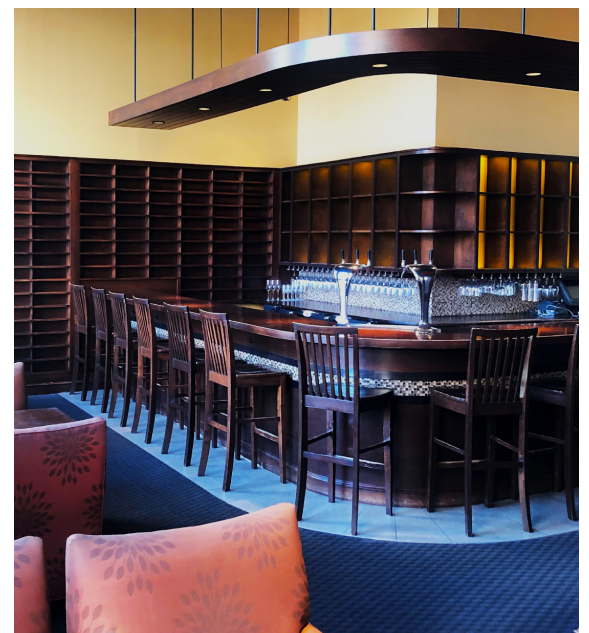
FOR LEASE | TURN-KEY RESTAURANT SPACE

2 PORTLAND SQUARE, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

- Incredible opportunity to take over a successful restaurant location
- 3,219± SF of turn-key restaurant space with updated finishes
- All F,F&E included in lease
- Tenant can validate parking for customers in on-site lot (nights & weekends)
- Ideal downtown address located in heart of the financial district
- Generous storage area not included in leasable square footage
- Only \$28.00/SF MG



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PROPERTY DETAILS

OWNER	North River IV, LLC
ASSESSORS REFERENCE	Map 38 Block B Lot 02
BOOK/PAGE	32163/033
ZONING	B-3 Business Downtown
BUILDING SIZE	177,118± SF
NUMBER OF STORIES	Seven (7)
YEAR BUILT	1989
AVAILABLE SPACE	3,219± SF
PARKING	The tenant may arrange for parking validation with the Landlord in the Two Portland Square lot behind the restaurant, which has an entrance on Fore Street. Hourly parking will be available after 5PM Monday through Friday and all day Saturday and Sunday.
RESTROOMS	Two (2)
UTILITIES	Municipal water and sewer, natural gas
SPACE AMENITIES	Ansul system, grease trap, and vents
LEASE RATE	\$28.00/SF MG
EXPENSES	Water and sewer expenses based on monthly sub-meter reads plus utilities



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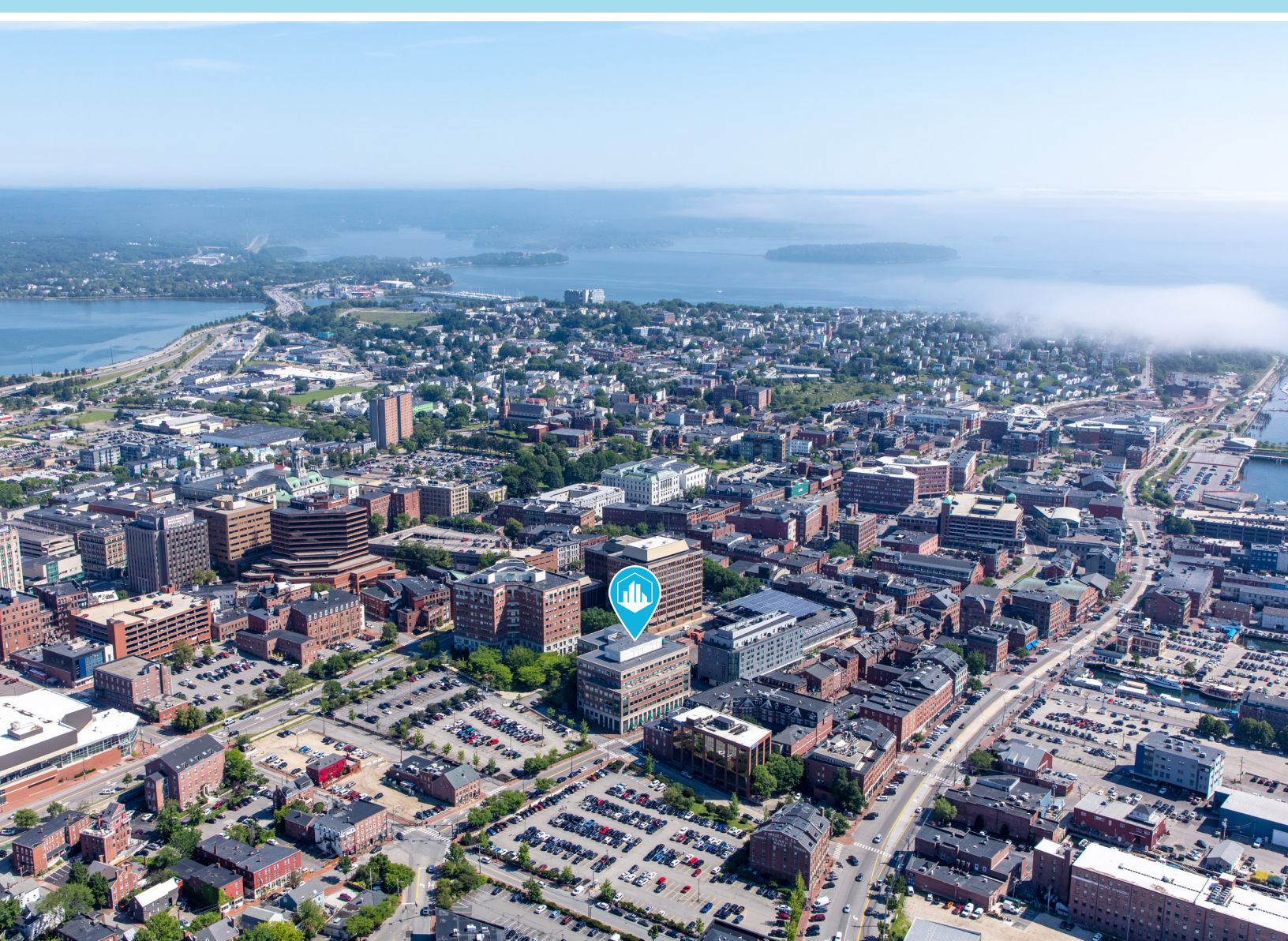


INTERIOR PHOTOS



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