

FOR LEASE | RETAIL SPACE

**DOWNTOWN / BUSINESS AREA**

23 TEMPLE STREET, PORTLAND, MAINE



947± SF retail space a few steps from the Temple Street Garage and across from City Center Plaza.

The highly visible property is conveniently located to the Old Port, waterfront and downtown areas and is close to parking facilities. Just down the block towards Middle Street is Lobsterman Park which adds to the already high foot traffic from professional offices, restaurants, tourist attractions and other businesses nearby.



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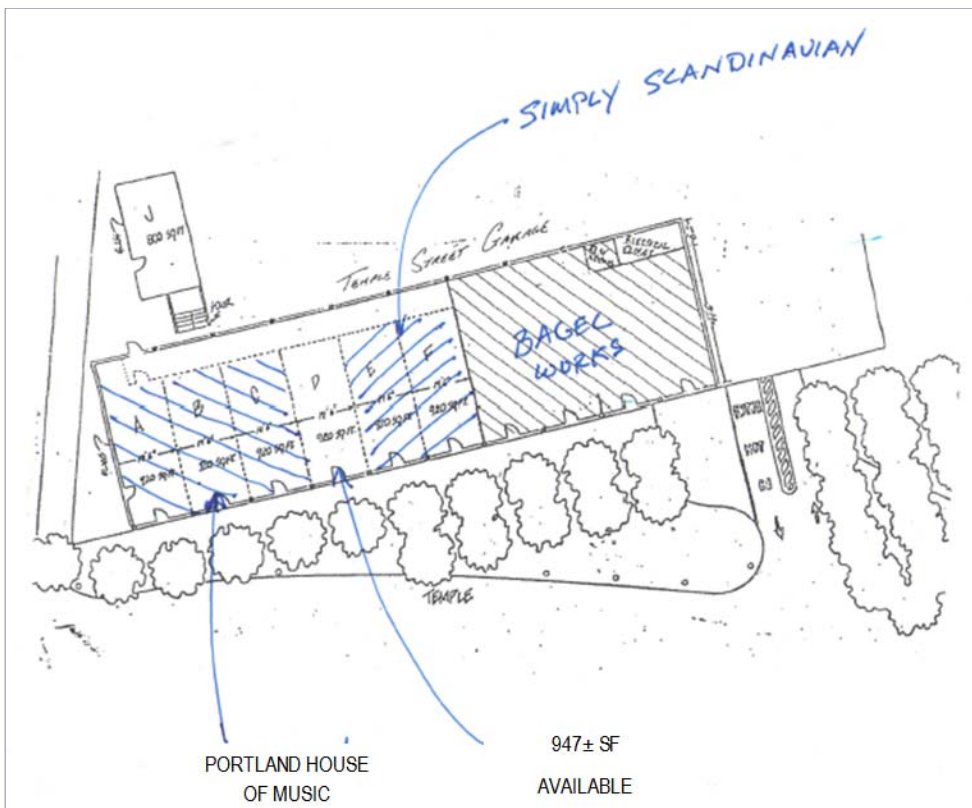


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## Building & Space Features

ADDRESS:	23 Temple Street, Portland, Maine 04101
LANDLORD:	11 Temple MHR LLC
SPACE:	947± SF (see plan below) <ul style="list-style-type: none"><li>Primarily open space with restroom, mezzanine office space</li><li>Tile/concrete flooring, fluorescent lighting</li></ul>
ZONE:	B3 Downtown Business Zone
CONSTRUCTION:	Brick/stone
UTILITIES:	Public water and sewer
SIGNAGE:	Subject to landlord's approval and in accordance with all local and state governmental codes
LEASE RATE:	\$18.75 PSF Modified Gross <ul style="list-style-type: none"><li>Tenant pays for all utilities (natural gas, electric, water and sewer)</li></ul>
AVAILABLE:	Immediately



Other building tenants include:

Portland House of Music

Bagel Works

Nickelodeon Cinema

Temple Street Garage

## Contact Us

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