

FOR LEASE



40 SUMMER ST - BANGOR, MAINE

PROPERTY DESCRIPTION

Two-story, elevator-equipped office building, located directly across the street from the Bangor police station. Approximately one block from the Bangor waterfront and downtown. The first-floor space offers great visibility from Summer Street with signage opportunities.

SPACE AVAILABLE	First Floor: 2,030 +/- sf
BUILDING SIZE	20,800 +/- sf
COMMON SPACE	Shared restrooms and kitchen
CEILING HEIGHT	10'
HVAC	Oil-fired HWBB & seperate A/C
LEASE RATE	\$12.50/sf plus separately metered electric and pro-rata CAM/heat

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

DETAILS

TAX MAP REFERENCE Map 43, Lot 11

ZONING Waterfront Development District (WDD)

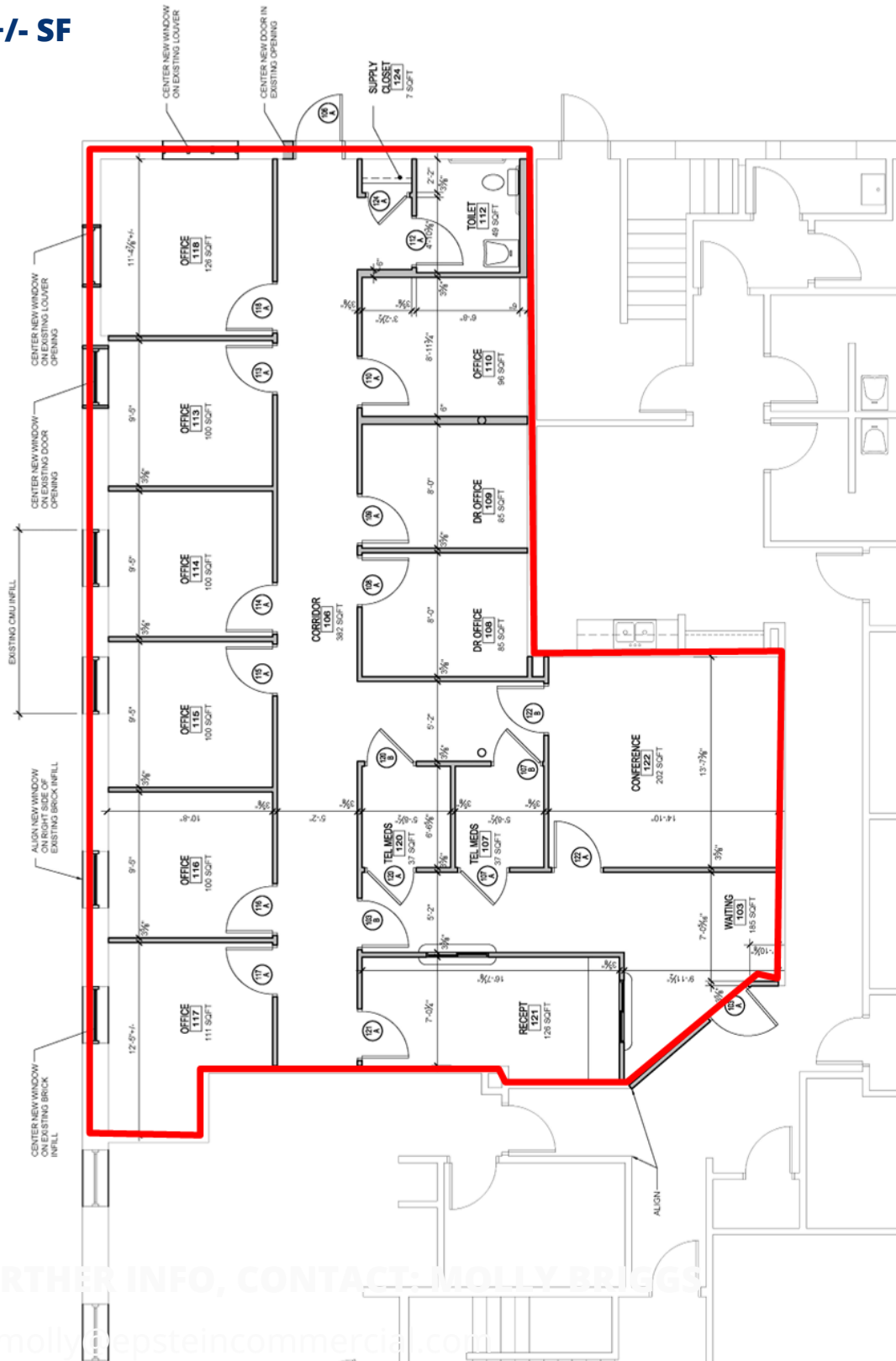
PARKING Ample on-site parking shared with other tenants

LOCATION



FLOOR PLAN

FIRST FLOOR 2,030+/- SF



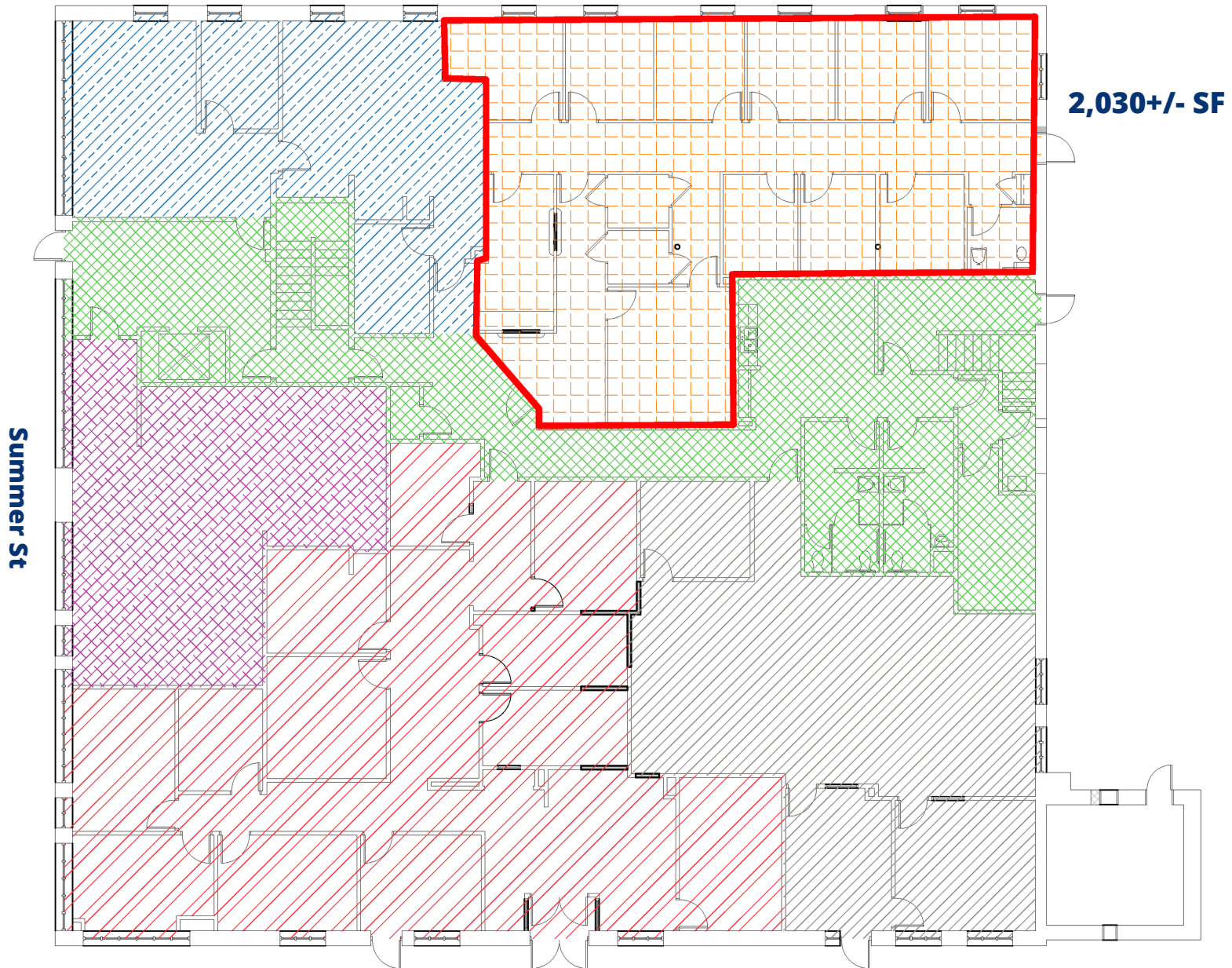
2,030 GROSS SQFT

FLOOR PLAN
A1

FOR FURTHER INFO, CONTACT: MOLLY BRIGGS
molly@epsteincommercial.com
epsteincommercial.com
207.945.6222

Summer St

FIRST FLOOR LAYOUT



FOR FURTHER INFO, CONTACT: MOLLY BRIGGS

 molly@epsteincommercial.com

 epsteincommercial.com

 207-945-6222

