

7-9 EXCHANGE STREET

THE MOST DESIRED OLD PORTLAND LOCATION

7-9 EXCHANGE STREET

Conveniently located
near the Financial &
Arts Districts in the
Heart of Downtown
Portland's Waterfront

1,000-2,400+/- sf retail
space available along one of
the most sought after retail
locations on Lower Exchange
Street in the Old Port. The
space offers large retail
windows & open shop space.

SBAUMANN@PARAGONRE.COM



PARAGON
COMMERCIAL REAL ESTATE



DOWNTOWN PORTLAND'S OLD PORT

In the heart of Portland's Old Port District, nearby businesses include Starbucks, Cold Stone Creamery, Walter's Restaurant, Dunkin Donuts, Maxwell's Pottery, Betsey's, J.L. Coombs, Life is Good, Portland Regency Hotel, Hilton Garden Hotel, Portland Harbor Hotel and numerous other local & national retailers. This location is within walking distance to a number of parking garages and is easily accessible from I-295. The building offers the charm of the Old Port with close and convenient access to all area amenities while offering the most sought after location for retail space - Exchange Street - which benefits from year round foot as well as vehicular traffic from tourists & residents alike.

PROPERTY OVERVIEW

ADDRESS:	7-9 Exchange Street Portland, Maine
BUILDING SF:	7,248+/- sf
LAND AREA:	.029+/- acres
ZONING:	B3 (Downtown Business)
ROOF:	Rubber membrane
EXTERIOR:	Brick & stone
BUILT:	Circa 1990
NO OF STORIES:	Four (4)
SIGNAGE:	Entrance & interior lobby
ACCESS:	I-295 to Franklin Arterial to Old Port Area
PARKING:	Area lots and garages
AREA BUSINESSES:	Starbucks, Cold Stone Creamery, Life is Good, Portland Harbor Hotel, Maxwell's Pottery & others

LEASING SUMMARY

SPACE:	7 Exchange Street - 1,400+/- sf 9 Exchange Street - 1,000+/- sf Combined Spaces - 2,400+/- sf
AVAILABLE:	Immediate
LAYOUT:	Wide open retail area, unisex bathroom, & changing rooms
FLOORING:	Carpet and tile
CEILINGS:	Acoustical Tile Dropped
LIGHTING:	Track lighting
HVAC:	Hot water steam heat
UTILITIES:	Public water & sewer
RESTROOMS:	Unisex bathroom
SPRINKLER:	Yes
TERM:	Five (5) to ten (10) years
LEASE RATE:	7 Exchange: \$4,500/month MG 9 Exchange: \$4,500/month MG Combined: \$8,500/month MG

STEVE BAUMANN - Vice President & Partner

PARAGON COMMERCIAL REAL ESTATE

2 MARKET STREET, 5TH FLOOR

PORTLAND, MAINE 04101

207.775.7300 or sbaumann@paragonre.com

PARAGON
COMMERCIAL REAL ESTATE