

## Property Summary

Bay House Retail • Hancock & Middle Streets, Portland, ME



<b>LOCATION:</b>	Hancock and Middle Streets   Portland, Maine
<b>OWNER/LANDLORD:</b>	The Village at Ocean Gate LLC
<b>ZONE:</b>	B-3 Business Zone
<b>TOTAL SITE SIZE:</b>	1.11± acres
<b>MAP/LOT:</b>	Map 20, Block E, Lot 9
<b>BUILDINGS:</b>	(2) buildings connected by underground parking entrance
<b>STORIES:</b>	5 stories each
<b>CONSTRUCTION:</b>	Stick built
<b>EXTERIOR:</b>	Brick, fiber cement, clapboard
<b>USE:</b>	1st Floor: Retail (upper stories are residential condominiums)
<b>RETAIL SPACE:</b> (See floor plans)	<ul style="list-style-type: none"><li>• South Building: (2) units at 991± SF   (1) unit at 949± SF</li><li>• North Building: 932± SF   *980± SF   *946± SF (* under contract)</li></ul>
<b>INTERIOR FINISHES:</b>	Delivered in a vanilla shell: <ul style="list-style-type: none"><li>• Sheet rocked wall</li><li>• Electrical to code</li><li>• Building standard flooring allowance</li><li>• Building standard lighting allowance</li><li>• Life safety items in place</li></ul>
<b>HVAC:</b>	Gas-fired system
<b>WATER &amp; SEWER:</b>	Municipal
<b>LEASE RATE:</b>	\$ 20.00 PSF Triple Net (NNN)
<b>NNN EXPENSES:</b>	Contact broker
<b>SALE PRICE:</b>	\$ 200.00 PSF



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