

GENDRON

COMMERCIAL BOSTON

FOR LEASE

Union Station Plaza 240-280 Saint John Street, Portland, ME



Rental Rate: \$12.00/S.F. NNN*
NNN cam est at \$3.50/S.F.

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LESSOR:	Union Station Plaza Limited Partnership
DESCRIPTION:	One Story, 87,411 square foot retail center
ZONING:	1-2, Medium Industrial
POPULATION:	Portland- 64,000; Greater Portland- 230,000
TRAFFIC COUNT:	St. John Street = 15,020 AADT (2011) Congress Street = <u>11,770</u> AADT (2011) 26,790 (intersection of Congress & St. John)
PARKING:	Ample on-site parking.
SIGNAGE:	Subject to Municipal and Landlord approval
UTILITIES:	
Electricity:	Metered separately
Gas HVAC:	Metered Separately
AVAILABLE SPACE:	2,600 +/- SF Retail Space 2,400 +/- SF Retail Space
SECURITY DEPOSIT:	Required
LEASE TERMS:	\$12.00/SF Triple Net, plus 3% annual escalator

Note: This is a triple net (NNN) lease agreement
Tenant is responsible for his prorata share of real
Estate taxes, operating and maintenance expenses, and
Building insurance. NNN expenses are estimated at
\$3.50 p.s.f.

2014-15 Taxes: \$156,082

COMMENTS

Union Station Plaza is extremely successful retail center with excellent traffic, located next to high volume businesses and nearby downtown retail sector. Convenient access to downtown, the post office, Mercy Hospital, Maine Medical Center, Maine Turnpike, U.S. Route 1 and 1-295. The metro bus lines run on St. John Street route and the center is located near the AMTRACK station.

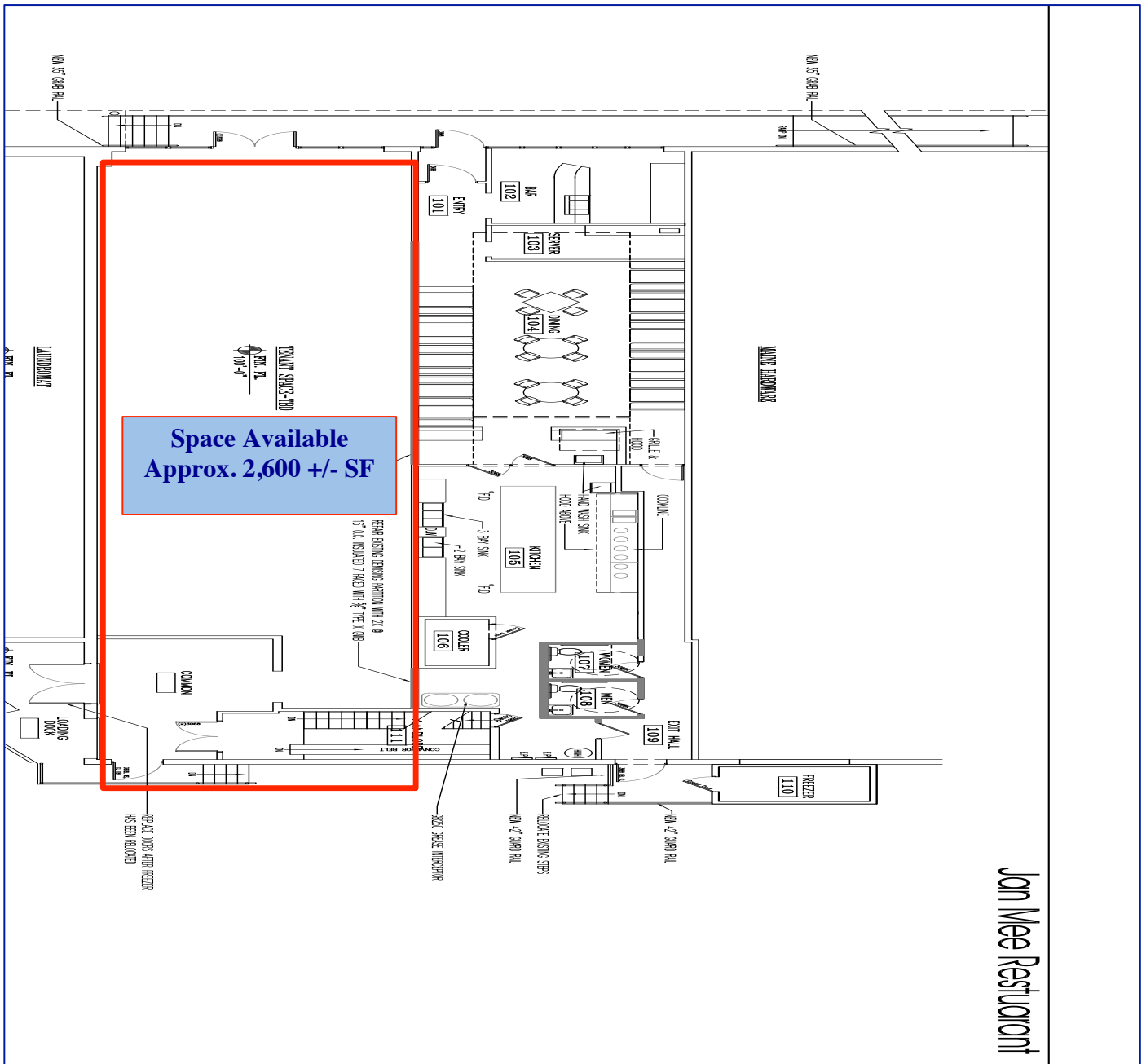
The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. The broker, whether a listing broker or potential selling or leasing broker, hereby discloses that he/she is acting as an agent for the Owner.

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Jan Mee Buffet Floor Plan

Space Cut in Half-Approx. 2,600+/- SF Available



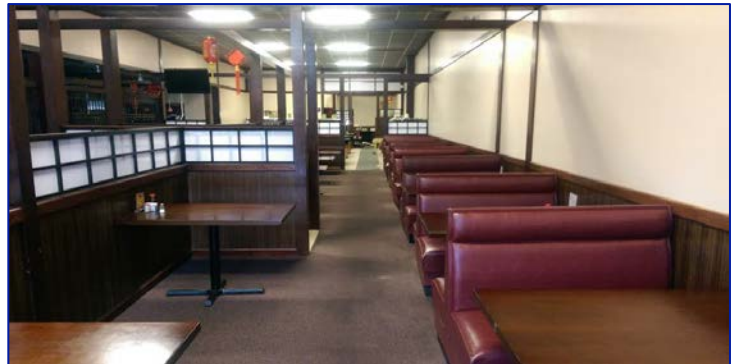
For More Information:
John Gendron, CCIM
207-939-8500

johnrgendron@gmail.com

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Photos



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