



## *Downtown Office Building For Lease*

*Beautifully renovated, modern office space containing  
3,200 SF in the center of Downtown Bangor.*

72-74 Harlow Street  
Bangor, Maine

Presented for Lease at: \$13.50 psf/nnn

# 72-74 Harlow Street • Bangor, Maine

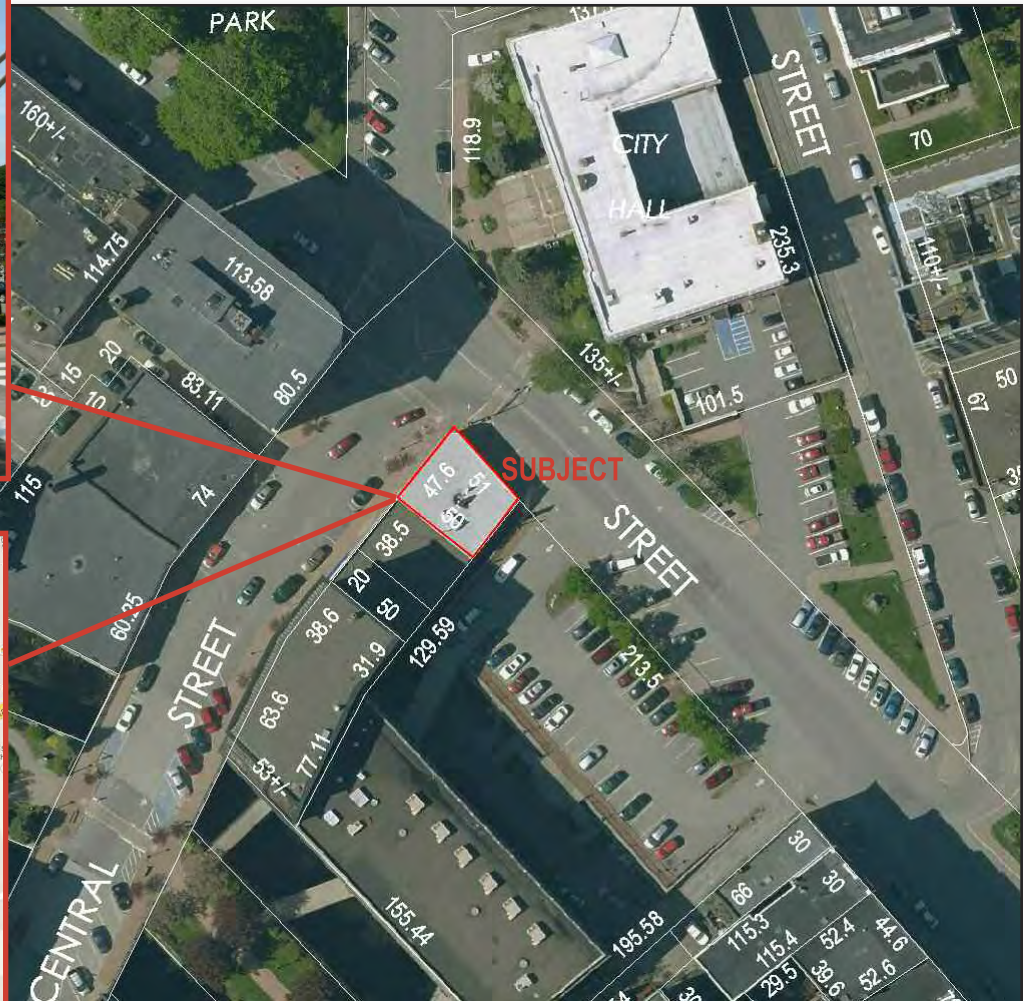
## General Property Details

<u>Property Address:</u>	72-74 Harlow Street • Bangor, Maine
<u>Property Description</u>	Totally renovated, multi-level downtown office building contains a total of 4,300 SF. Improvements include 3,200 SF of bright, modern office space consisting of 2,300 SF on the first level and 900 SF on the lower level. There is an additional 1,000 SF utilized for file storage and building mechanicals. Tenants would also enjoy signage on both Central and Harlow Streets.
<u>Property Features:</u>	The interior design, physical layout and carefully chosen color scheme provides a comfortable, productive work environment for employees and a pleasant experience for visitors to the building. There are several attractive entrances and reception areas, 9 individual offices, large open work space, 1-2 conference rooms, a kitchen/break area & 3 restrooms. Additional upgrades include a variety of architectural features, including exposed brick walls, pebble glass doors, loft style ceilings, attractive new flooring, ground level ADA access, natural gas heating and Dakin air conditioning units, energy efficient lighting and new electric & internet wiring with abundant power outlets throughout the facility. The property is located on the corner of Harlow and Central Streets, directly across from City Hall. This unique site provides both high visibility and convenient access to on-street parking.
<u>Lot Size:</u>	.06 +/- Acres
<u>Building Age:</u>	1911+/- with major improvements in 2010 and 2020.
<u>Heating &amp; Cooling:</u>	Natural gas furnace supplying 22 individual European heating panels. Air conditioning provided by 4-12,000 Btuh Dakin floor mount units.
<u>Electrical:</u>	200 Amp at 74 Harlow and 100 Amp at 72 Harlow
<u>Internet:</u>	Category 5 (Cat-5) lines installed throughout the building (2 cables to each office)
<u>Zoning Ordinance:</u>	DDD- Downtown Development District
<u>Assessor's Reference:</u>	City of Bangor, Map 41- Lot 95
<u>Real Estate Taxes:</u>	\$ 4,461.48 (Fy 2022) DDD tax \$110.00+/-
<u>Availability:</u>	For Lease at \$13.50 psf/nnn

*MAINE COMMERCIAL REALTY is the agent for the Landlord. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.*



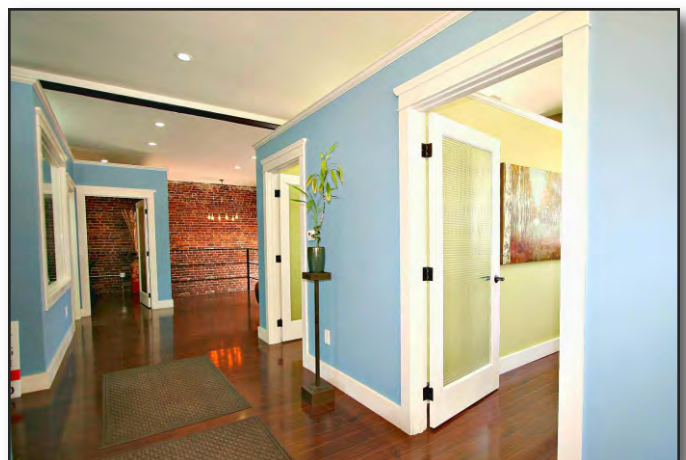
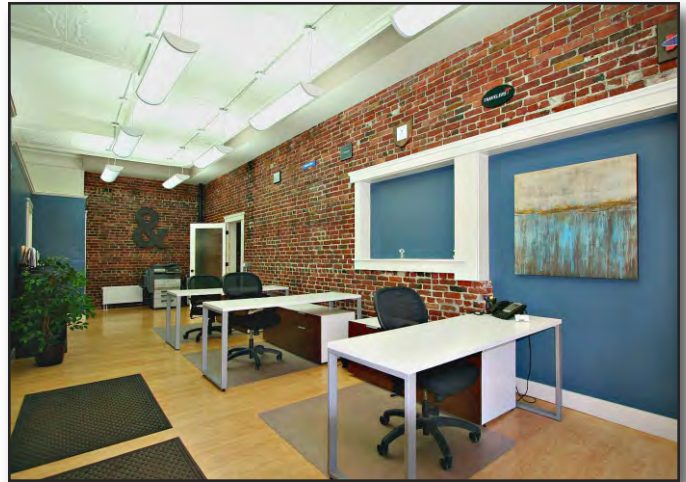
## 72-74 Harlow Street • Bangor, Maine



*MAINE COMMERCIAL REALTY is the agent for the Landlord. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.*



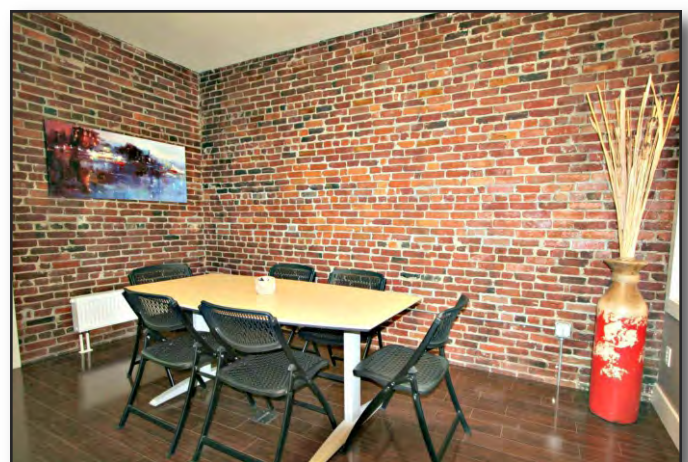
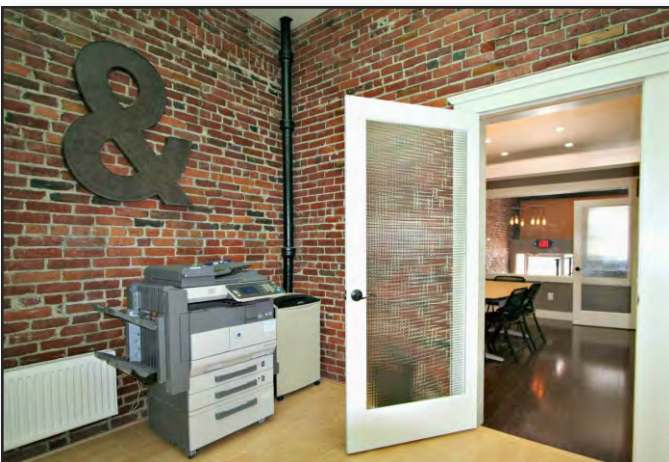
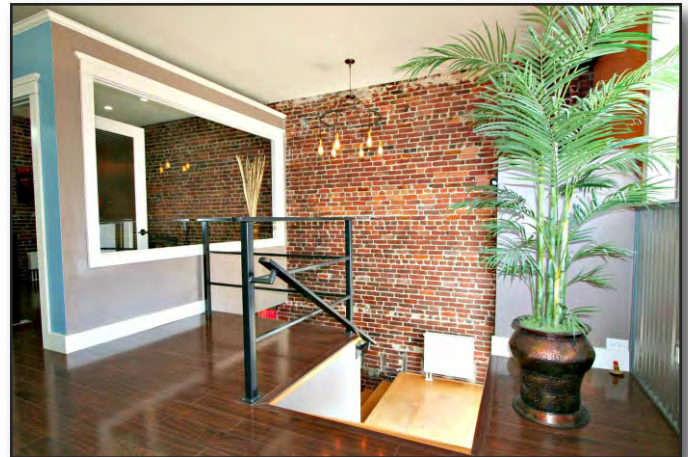
## 72-74 Harlow Street • Bangor, Maine



*MAINE COMMERCIAL REALTY is the agent for the Landlord. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.*



## 72-74 Harlow Street • Bangor, Maine



*MAINE COMMERCIAL REALTY is the agent for the Landlord. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.*



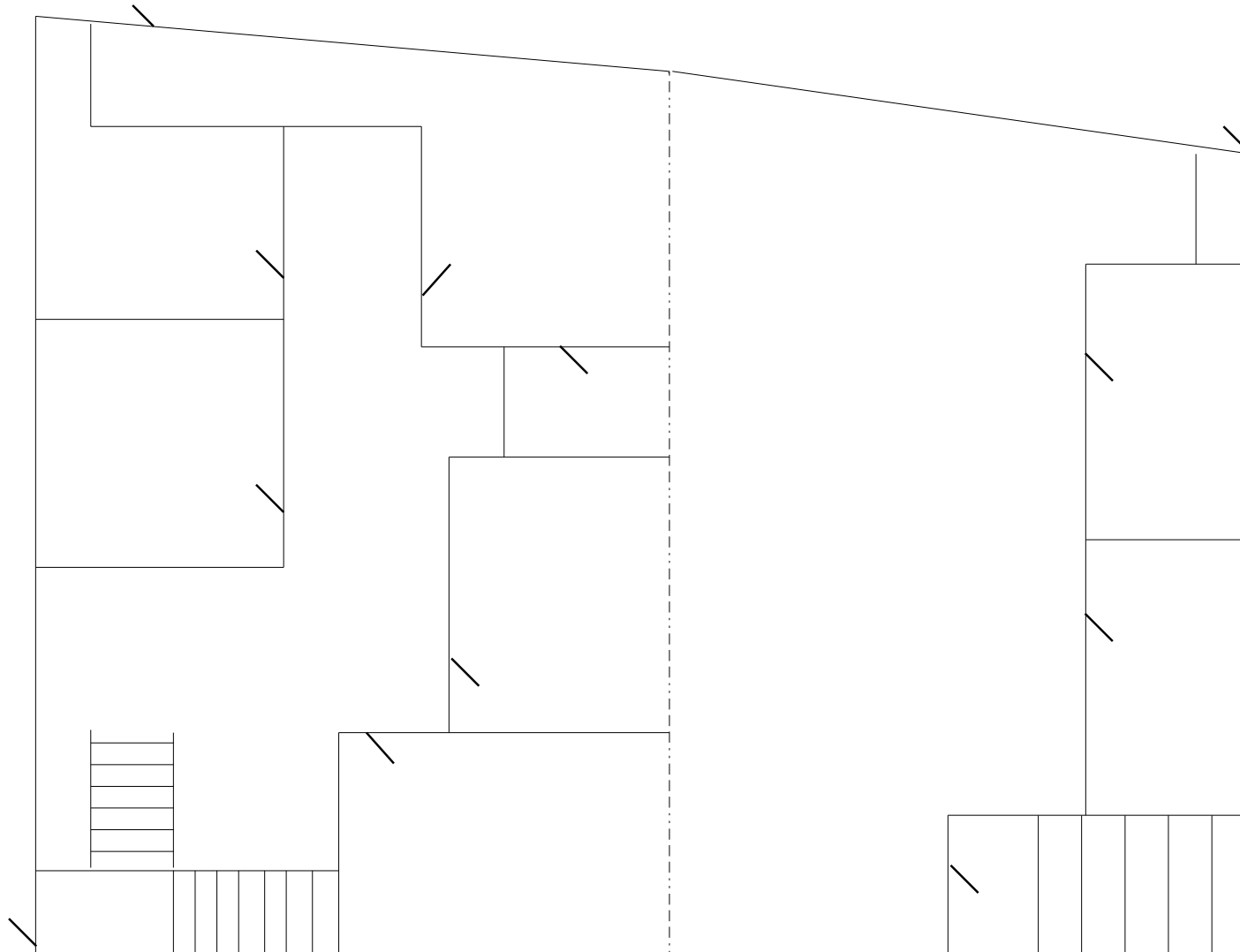
## 72-74 Harlow Street • Bangor, Maine



*MAINE COMMERCIAL REALTY is the agent for the Landlord. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.*

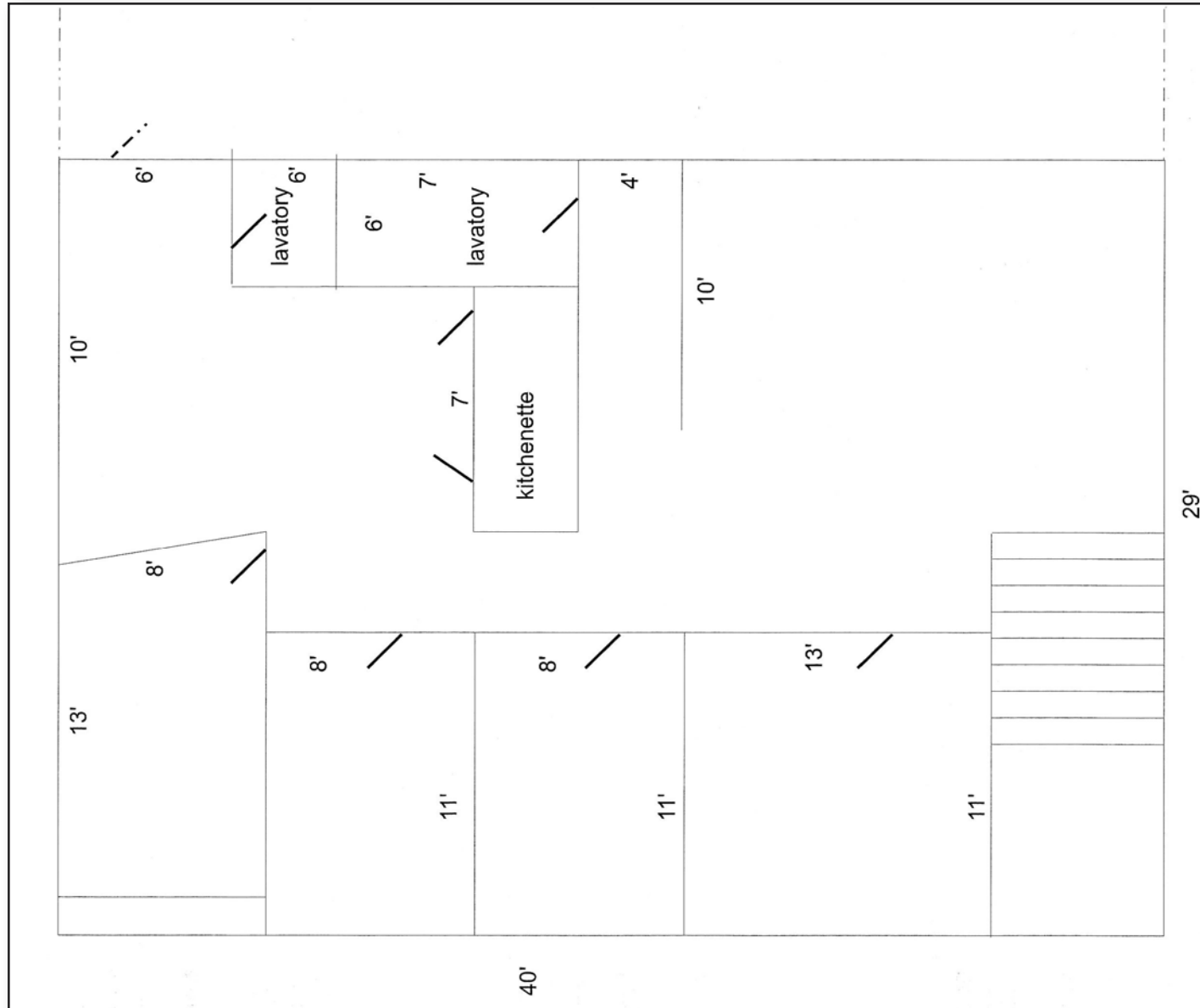
## UpperLevelFloorPlan-72-74HarlowStreet

•Bangor,Maine



*MAINE COMMERCIAL REALTY is the agent for the Landlord. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.*

## Lower Level Floor Plan: 72-74 Harlow Street • Bangor, Maine



MAINE COMMERCIAL REALTY is the agent for the Landlord. Every agent has the duty to be fair to all parties. Any information given herewith has been obtained from sources we consider reliable. However, we are not responsible for errors, omissions, misstatement of facts, concealment of pertinent information, exaggeration, prior sale, withdrawal from the market, price change, mortgage commitment, terms or conditions.