



FOR LEASE: RESTAURANT OPPORTUNITY DOWNTOWN PORTLAND - FF&E INCLUDED

3 Spring Street
In the Heart of Portland's
Financial and Office Districts
(Former Lio's Restaurant)



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STYLISH RESTAURANT READY TO LAUNCH

2,554± SF Restaurant (plus lower level prep kitchen and an outside deck for dining)

Main floor is benefited by 10± foot open beamed ceilings and large windows with views to nearby office buildings as well as the Cross Insurance Arena down the street

Lower level prep kitchen, 3 compartment sink and an electric dumb waiter

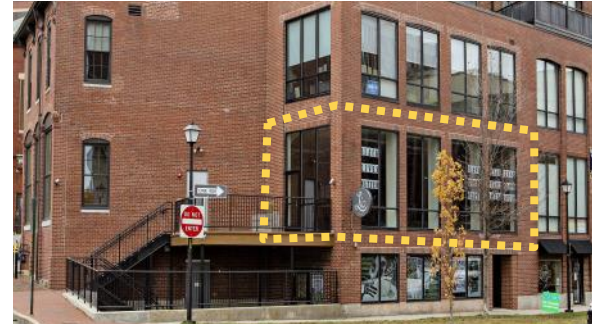
Space has a decorative bar with 30 seats, hardwood floors, wine and liquor shelving, wine storage room, dishwasher room, walk-in cooler, kitchen hood system

Beautiful space—partial turnkey operation and opportunity in this highly sought-after location

Great for business lunches, happy hours, dinner dining along with hosting special events and office parties.

LEASE RATE: \$23.00 SF NNN (Includes all existing FF&E)

MALONE COMMERCIAL BROKERS
5 MOULTON ST, PORTLAND, ME 04101
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PROPERTY DETAILS:

| | |
|-------------------------------|---|
| OWNER: | 6 City Center, LLC |
| ADDRESS: | 3 Spring Street, Portland, ME 04101 |
| AGE OF MAIN STRUCTURE: | Circa 1990 |
| BUILDING SIZE: | 21,090± SF (City records) |
| LOCATION: | Within the city center financial district |
| SITE: | 5,000± SF |
| PARKING: | On-street parking and parking garages |
| ELECTRIC: | 200 amps |
| HVAC: | Natural gas / electric |
| WATER/SEWER: | Municipal |
| CONSTRUCTION: | Brick and frame with brick exterior |
| CEILINGS: | 10± feet |
| SPRINKLER: | Yes, wet system |
| ASSESSORS REFERENCE: | Map 34 Lot P-4—Taxes \$48,685 (entire building) |
| DEED: | Cumberland County Book 32095 Page 276 |
| CAM CHARGES: | \$6.32 SF (2020) |

SPACE DETAILS:

| | |
|-----------------------------|--|
| SPACE SIZE: | 3,500± SF including lower level prep kitchen |
| SEATS: | 30 bar seats with additional seating potential as well as outside deck for dining with city license |
| CONFIGURATION: | Open concept |
| FLOORS: | 2 in space: Main floor—restaurant, bar and kitchen Lower level—prep kitchen |
| LIGHTING: | Spot |
| BATHROOMS: | 2 handicapped accessible bathrooms |
| FLOORING: | Hardwood and tile |
| ADDITIONAL FEATURES: | Expansive bar with 30 seats and potential for additional seating, Wine and liquor shelving, wine storage room, dishwasher room, walk-in cooler |

LEASE RATE: \$ 23.00 SF NNN

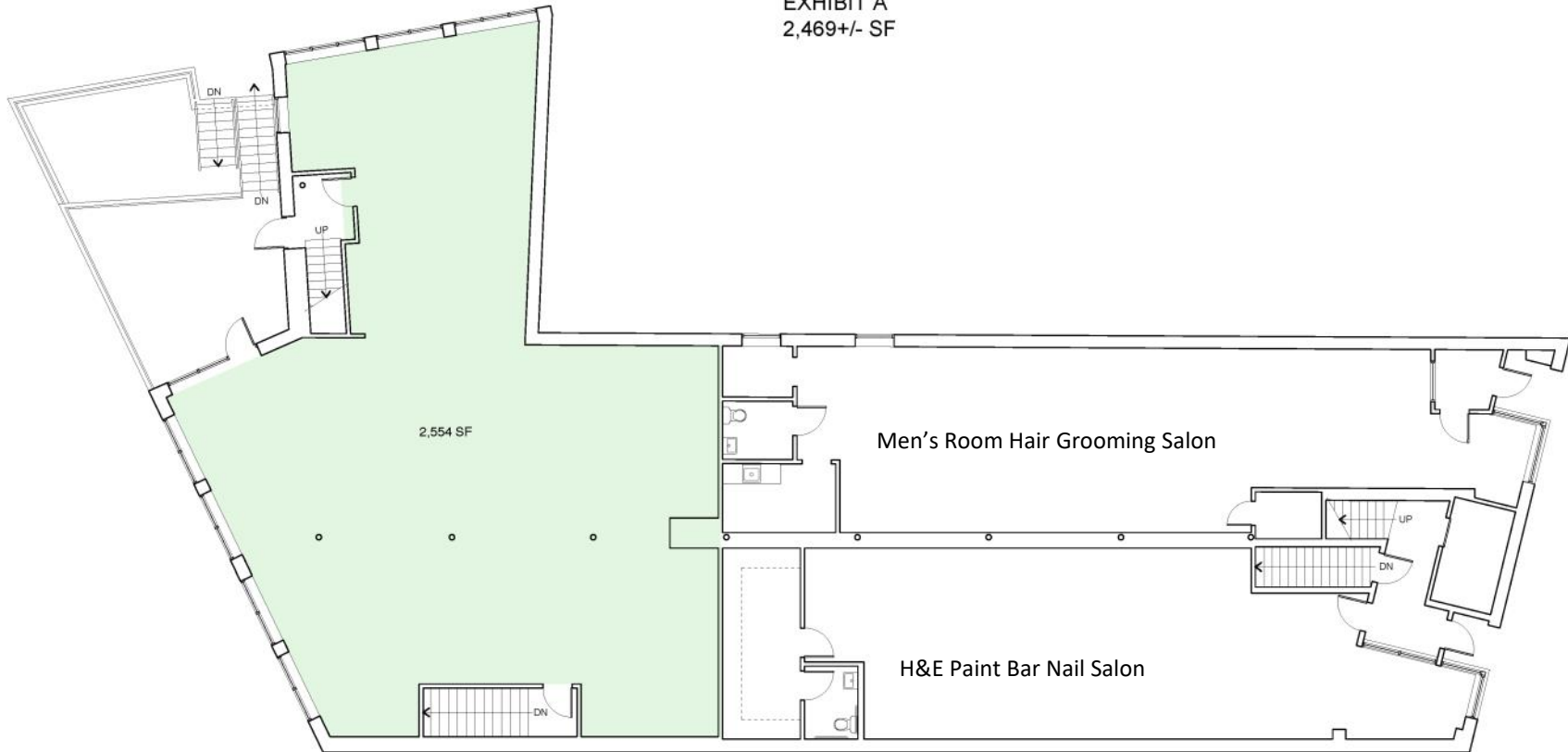
INCLUDES EXISTING FF&E

Bar and seating, three-compartment sink, utility sinks, walk-in cooler, kitchen hood system and prep counters

3 SPRING STREET - PORTLAND | Restaurant Floor Plan



EXHIBIT A
2,469+/- SF



2,554 SF

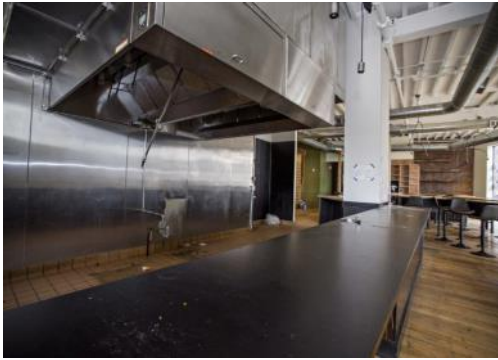
Men's Room Hair Grooming Salon

H&E Paint Bar Nail Salon

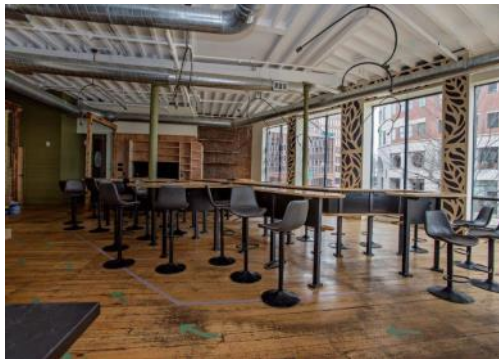
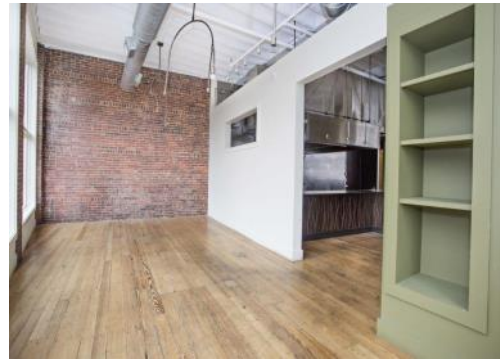
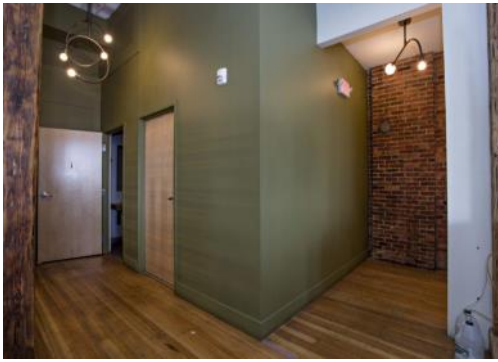


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|---|-----|--------------|---------|
| MICHAEL CHAREK ARCHITECTS PORTLAND, MAINE | | | |
| BUILDING RENOVATIONS 8 CITY CENTER PORTLAND, ME 04101 | | | |
| FIRST FLOOR PLAN PROPOSED | | | |
| BY | CKD | SCALE | DATE |
| | | 1/8" = 1'-0" | 8/19/16 |
| JOB NO. | | DWG. | |

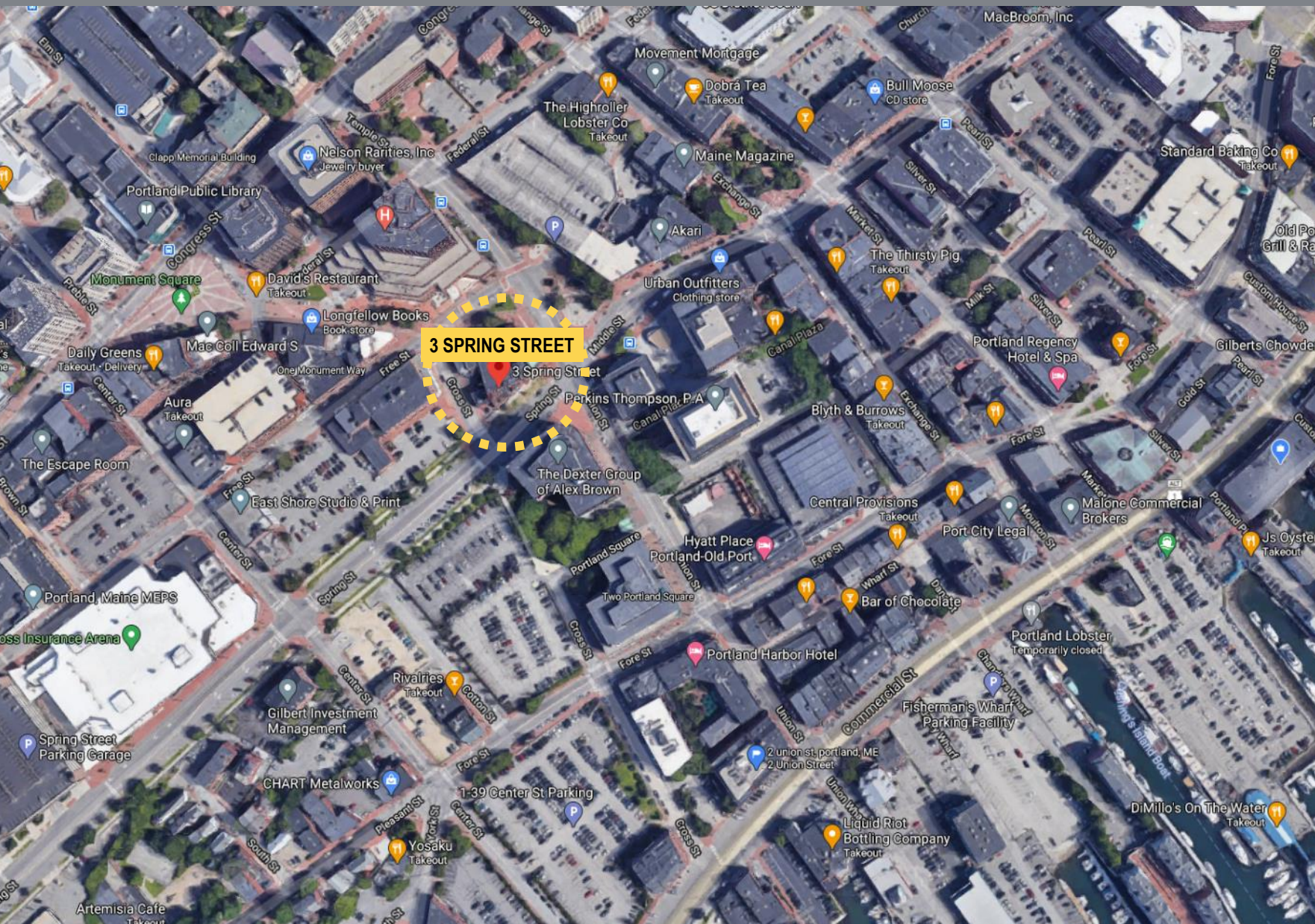
3 SPRING STREET - PORTLAND | Photos



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FOR LEASE: Restaurant Opportunity - 3 Spring Street in Downtown Portland, Maine



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