

FOR LEASE | RETAIL / RESTAURANT

45 WHARF STREET - PORTLAND, ME



**FANTASTIC OLD PORT  
TURN KEY RESTAURANT OR RETAIL**

- Up to 3 different spaces available
- Turn key restaurant/bar equipped with a large commercial kitchen
- In the heart of the Old Port and Financial Districts
- 1 block up from the Waterfront and near the Hyatt Place and Portland Harbor Hotel, popular fine dining establishments and tourist attractions
- Close proximity to other hotels, parking lots and garages

**Lease Rate: \$25.00 SF MG**



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# PROPERTY SUMMARY

45 WHARF STREET - PORTLAND, ME



## BUILDING INFORMATION

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<b>LANDLORD:</b>	Dream Port LLC
<b>ZONE:</b>	B-3 (Downtown Business)
<b>BUILDING AGE:</b>	Circa 1900
<b>CONSTRUCTION:</b>	Brick/stone
<b>RESTROOMS:</b>	Landlord will add bathrooms
<b>SPECIAL EQUIPMENT:</b>	Existing hood vent and walk-in cooler
<b>OUTDOOR SEATING:</b>	Area in front of space along Wharf Street
<b>UTILITIES:</b>	Public water and sewer
<b>PARKING:</b>	Several lots and garages within walking distance; street parking

## SPACE & LEASE INFORMATION

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<b>AVAILABLE SPACE:</b>	1,400 SF / 1,160 SF / 2,340 SF = 4,990 SF
<b>LEASE RATE:</b>	\$25.00 PSF Modified Gross (MG) <i>Tenant responsible for all utilities</i>
<b>LANDLORD WORK:</b>	Landlord will replace windows and doors and add bathrooms
<b>AVAILABILITY:</b>	Immediate Availability

# PHOTOS

45 WHARF STREET - PORTLAND, ME

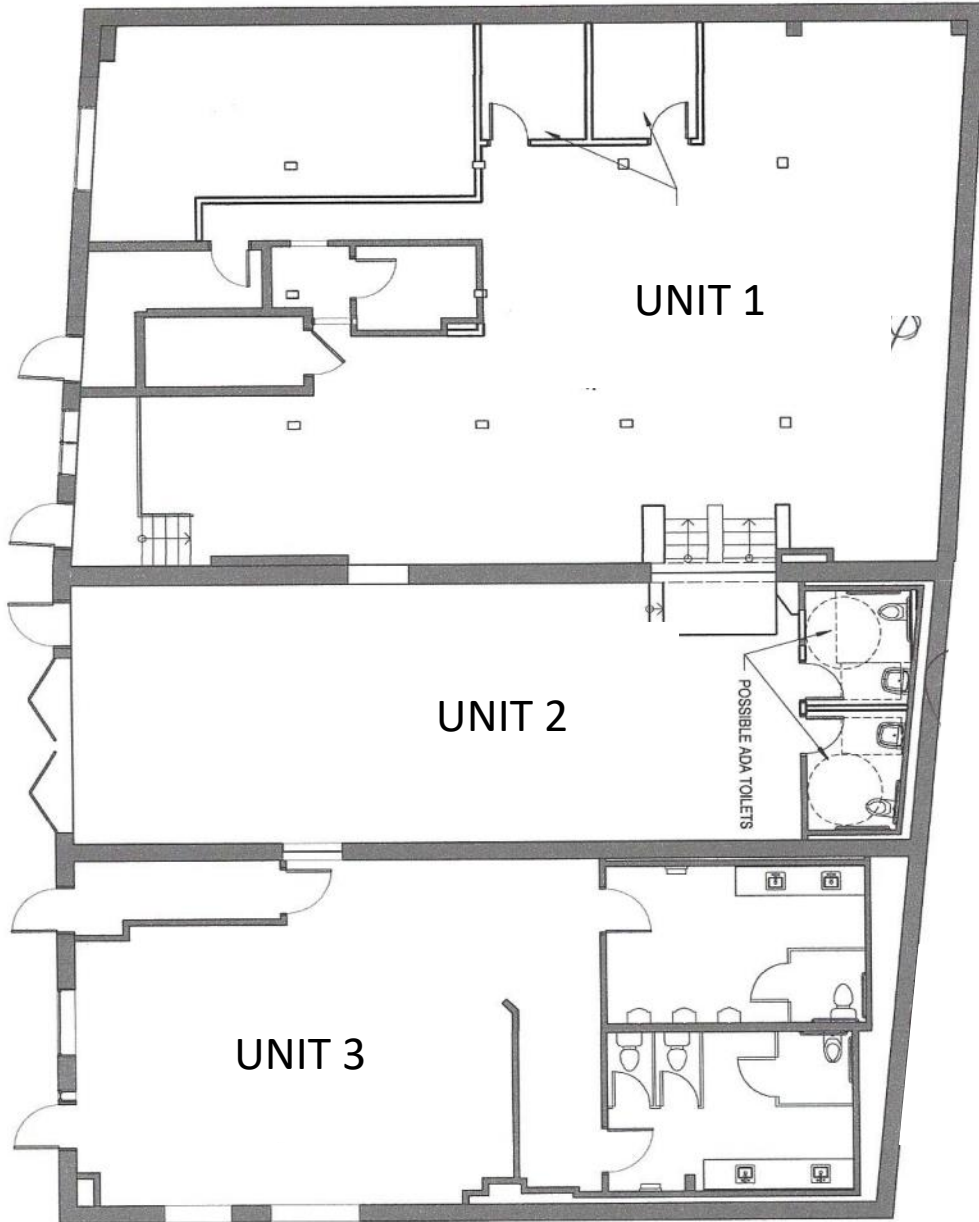


# SUBDIVIDED FLOOR PLAN

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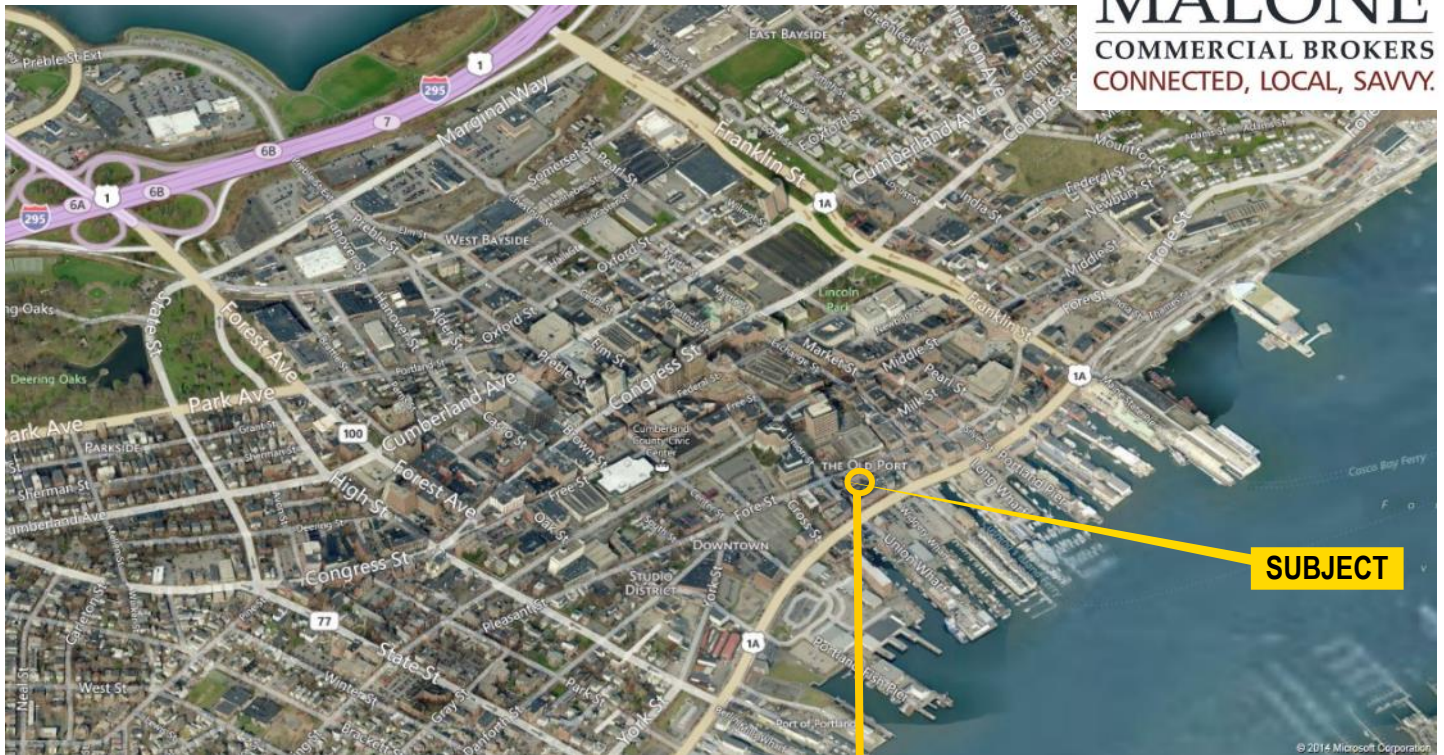
WHARF STREET



UNIT 1	2,340 SF	\$25.00 MG
UNIT 2	1,160 SF	\$25.00 MG
UNIT 3	1,400 SF	\$25.00 MG

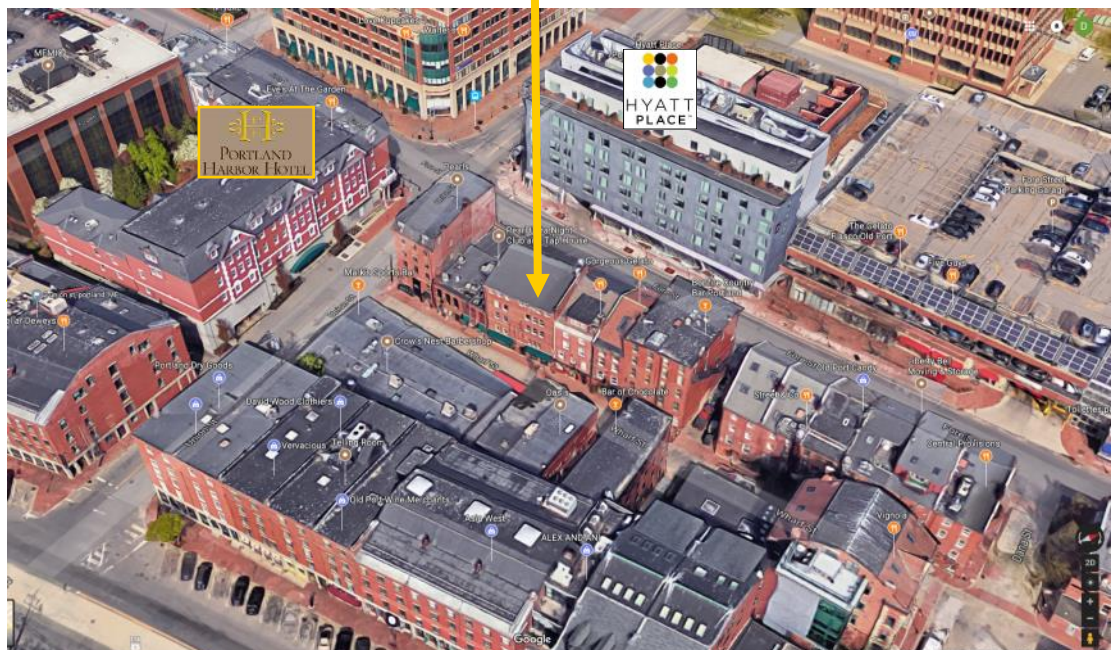
# FOR LEASE | OLD PORT RESTAURANT/RETAIL

## 45 WHARF STREET - PORTLAND, ME



Prime Wharf Street location with many well-known restaurants nearby: Street & Co, Vignola, Miyake, Cinque Terre, Central Provisions, Eves at the Garden - to name a few.

Hotels in walking distance include Portland Harbor Hotel, Hyatt Place, The Regency, Hilton Garden, Marriott Courtyard and the Westin Portland Harborview



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