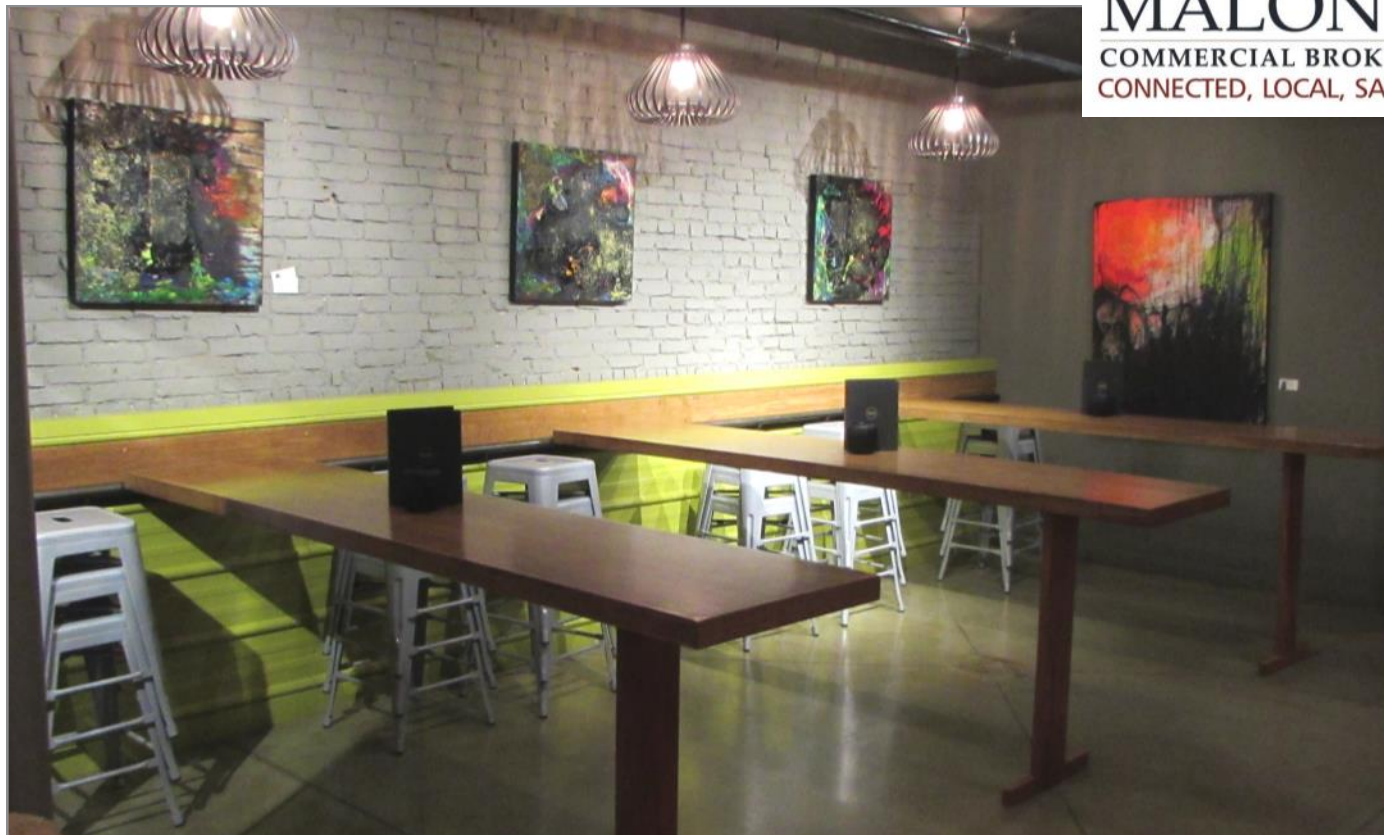


# FOR LEASE | TURNKEY RESTAURANT

98 CROSS STREET - PORTLAND, ME



## FANTASTIC OLD PORT TURNKEY RESTAURANT FOR SUBLEASE

- Fully operational—just needs tenant's personal touches
- 3,662± SF—Fully turn-key - all FF&E included
- Unique location in the Financial, Arts and Old Port Districts
- One block from The Cross Arena, in the midst of popular fine dining establishments and tourist attractions
- Close proximity to hotels, shopping, parking lots and garages
- Outdoor Patio

**Sub-Lease Rate: \$22.50 SF MG**



**MIKE ANDERSON, BROKER**

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**MALONE COMMERCIAL BROKERS**

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 main

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# PROPERTY SUMMARY

98 CROSS STREET - PORTLAND, ME

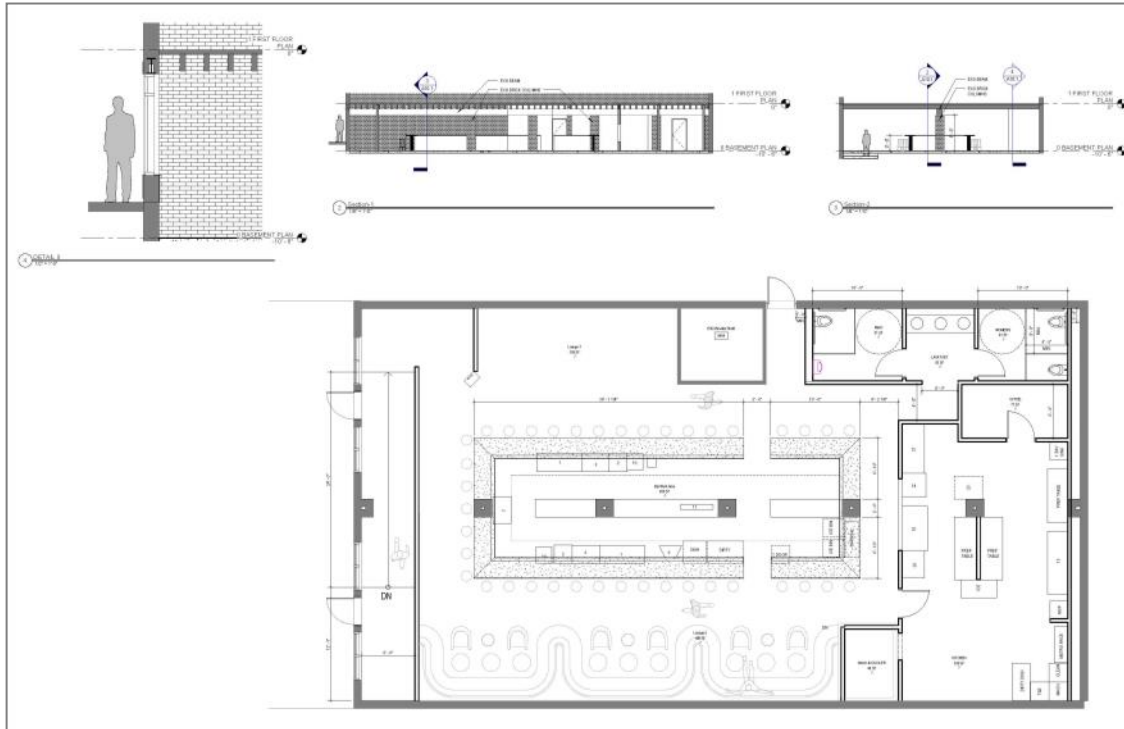


## BUILDING INFORMATION

<b>LANDLORD:</b>	Sub-Lease Landlord is Rhum, Inc.; Building Landlord is J.B. Brown & Sons
<b>ZONE:</b>	B-3 (Downtown Business)
<b>BUILDING AGE:</b>	Circa 1900
<b>CONSTRUCTION:</b>	Brick/stone
<b>SPECIAL EQUIPMENT:</b>	Build-out was recently completed in late 2015 / early 2016
<b>OUTDOOR SEATING:</b>	Area in front of space (parking spots if not a patio)
<b>UTILITIES:</b>	Public water and sewer
<b>PARKING:</b>	4 Parking spaces with Lease; patron parking on-street or area lots/garages.

## SPACE & LEASE INFORMATION

<b>AVAILABLE SPACE:</b>	3,662± SF
<b>REMAINING TERM:</b>	8± years (potential for direct lease with landlord - see broker)
<b>LEASE RATE:</b>	\$22.50 / SF Modified Gross (MG) Tenant responsible for all utilities
<b>AVAILABILITY:</b>	Immediate Availability



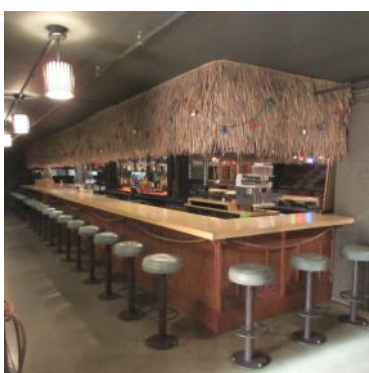
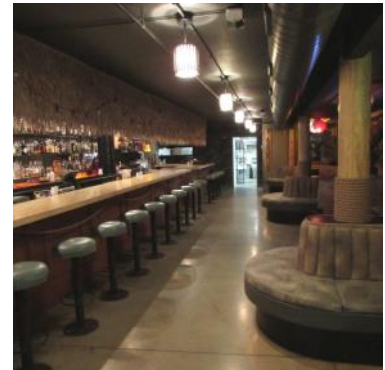


# PHOTOS

98 CROSS STREET - PORTLAND, ME

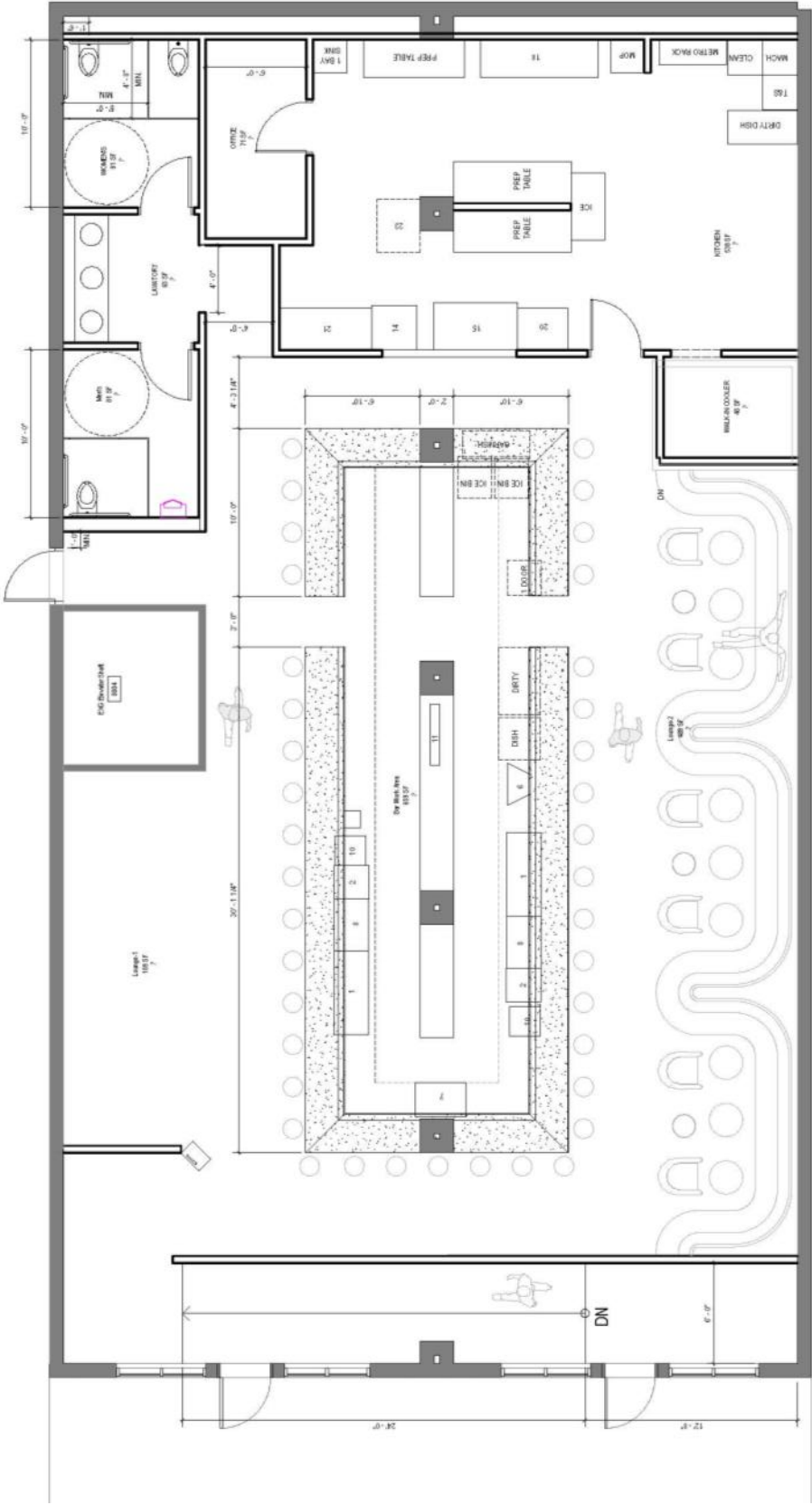


Architectural Renderings of Existing Restaurant Concept



FLOOR PLAN

98 CROSS STREET - PORTLAND, ME



Cross Street



# FOR SUB-LEASE | FULLY TURNKEY RESTAURANT

## 98 CROSS STREET - PORTLAND, ME



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

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

**\*Address:**

*The address in the lease is actually 4-16 Free Street Unit 2 but current restaurant identifies as 98 Cross Street.*



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