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





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PROPERTY SUMMARY

98 CROSS STREET - PORTLAND, ME



BUILDING INFORMATION

LANDLORD: Sub-Lease Landlord is Rhum, Inc.; Building Landlord is J.B. Brown & Sons

ZONE: B-3 (Downtown Business)

BUILDING AGE: Circa 1900

CONSTRUCTION: Brick/stone

SPECIAL EQUIPMENT: Build-out was recently completed in late 2015 / early 2016

OUTDOOR SEATING: Area in front of space (parking spots if not a patio)

UTILITIES: Public water and sewer

PARKING: 4 Parking spaces with Lease; patron parking on-street or area lots/garages.

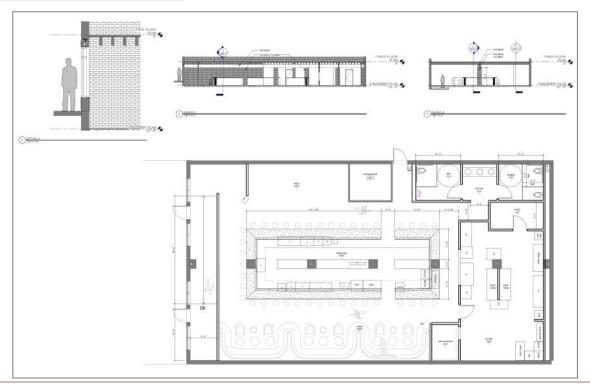
SPACE & LEASE INFORMATION

AVAILABLE SPACE: 3,662± SF

REMAINING TERM: 8± years (potential for direct lease with landlord - see broker)

LEASE RATE: \$22.50 / SF Modified Gross (MG) Tenant responsible for all utilities

AVAILABILITY: Immediate Availability



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PHOTOS

98 CROSS STREET - PORTLAND, ME





Architectural Renderings of Existing Restaurant Concept





















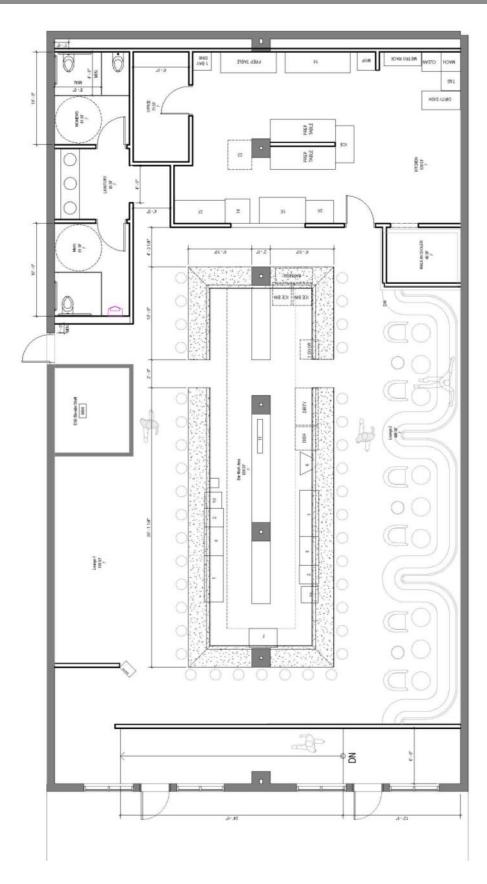




FLOOR PLAN

98 CROSS STREET - PORTLAND, ME





Gross 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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