



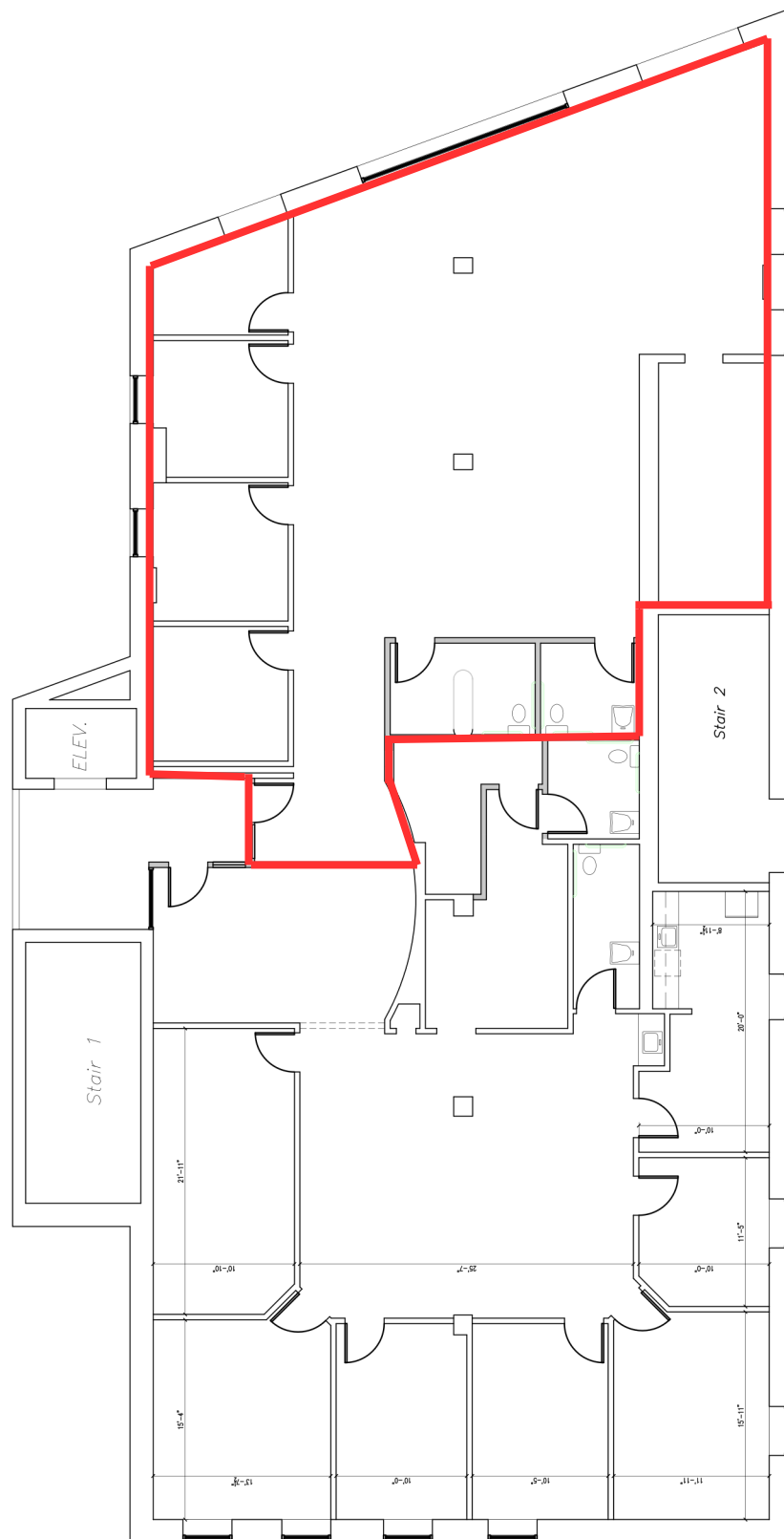
Property Highlights

- Premier bank or retail suite available
 - 2,778± SF street-level retail unit with drive-thru
- Prominent location at the corner of Middle and Main Street
- Prime office spaces ranging from 1,411± SF - 5,320± SF
- Building-mounted signage available
- Average daily traffic count of 23,230± VPD
- Free dedicated parking on area surface lots

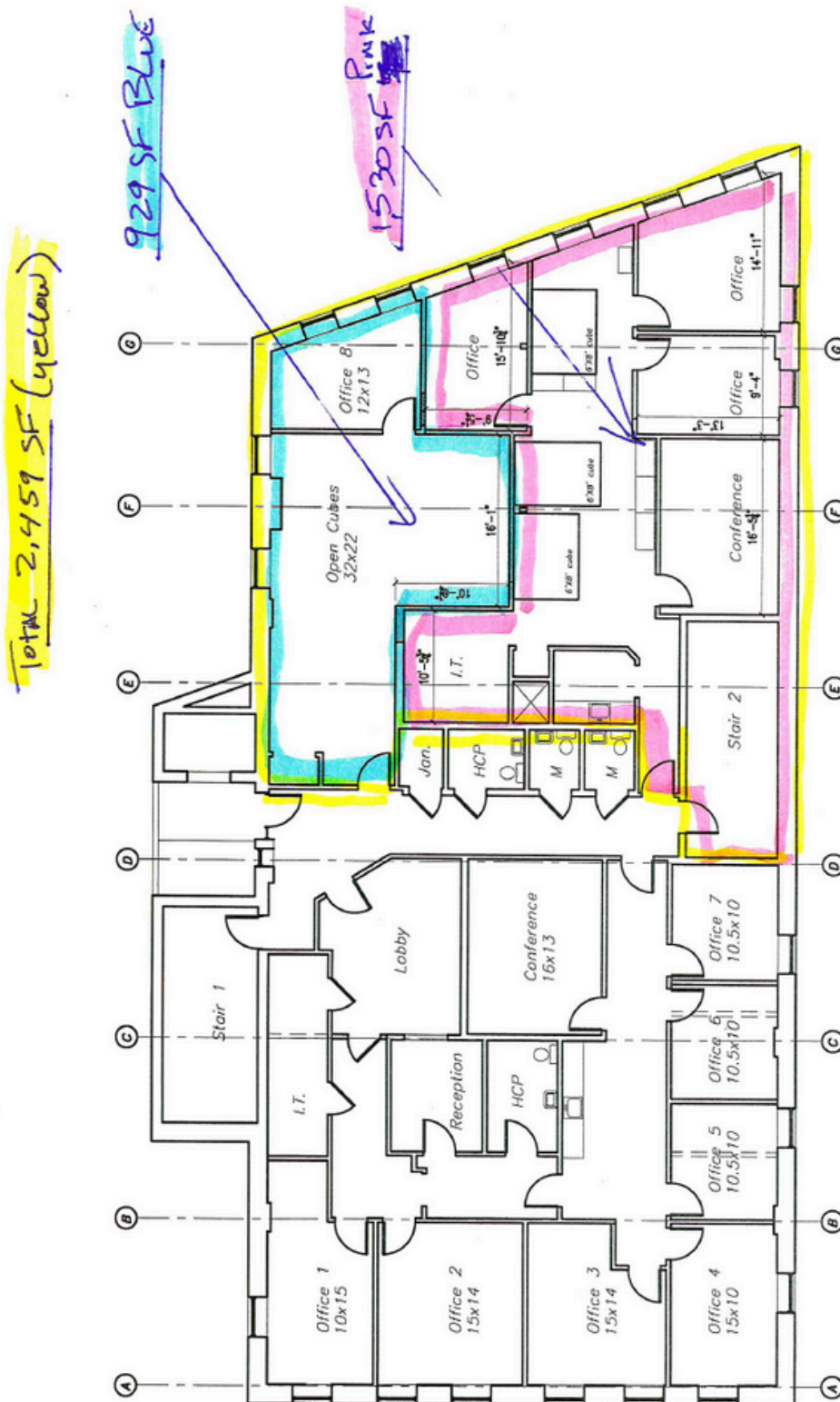


Owner	Lewiston Properties, LLC
Assessors Reference	Map 207, Lot 48
Building Size	30,150± SF
Available Space	<p>Lower Level: 1,411± SF</p> <p>1st Floor: 2,778± SF (Retail)</p> <p>3rd Floor: 1,530± SF</p> <p>4th Floor: 2,500± SF - 5,320± SF</p>
Signage	Building Mounted & Pylon
Elevator	Yes
Utilities	Municipal water/sewer
Sprinkler	Yes
Zoning	CB- Community Business District
Building Tenants	<p>Pomarand Behavioral Health</p> <p>Impactful Healthcare</p> <p>Black Bear Support Services</p> <p>Groups</p>
Lease Rate	<p>Lower Level: \$12.00/SF Gross</p> <p>1st Floor (2,778± SF): \$15.00/SF NNN</p> <p>1st Floor (2,875± SF): \$16.00/SF MG</p> <p>3rd Floor (1,530± SF): \$15.00/SF MG</p> <p>4th Floor: \$15.00/SF MG</p>

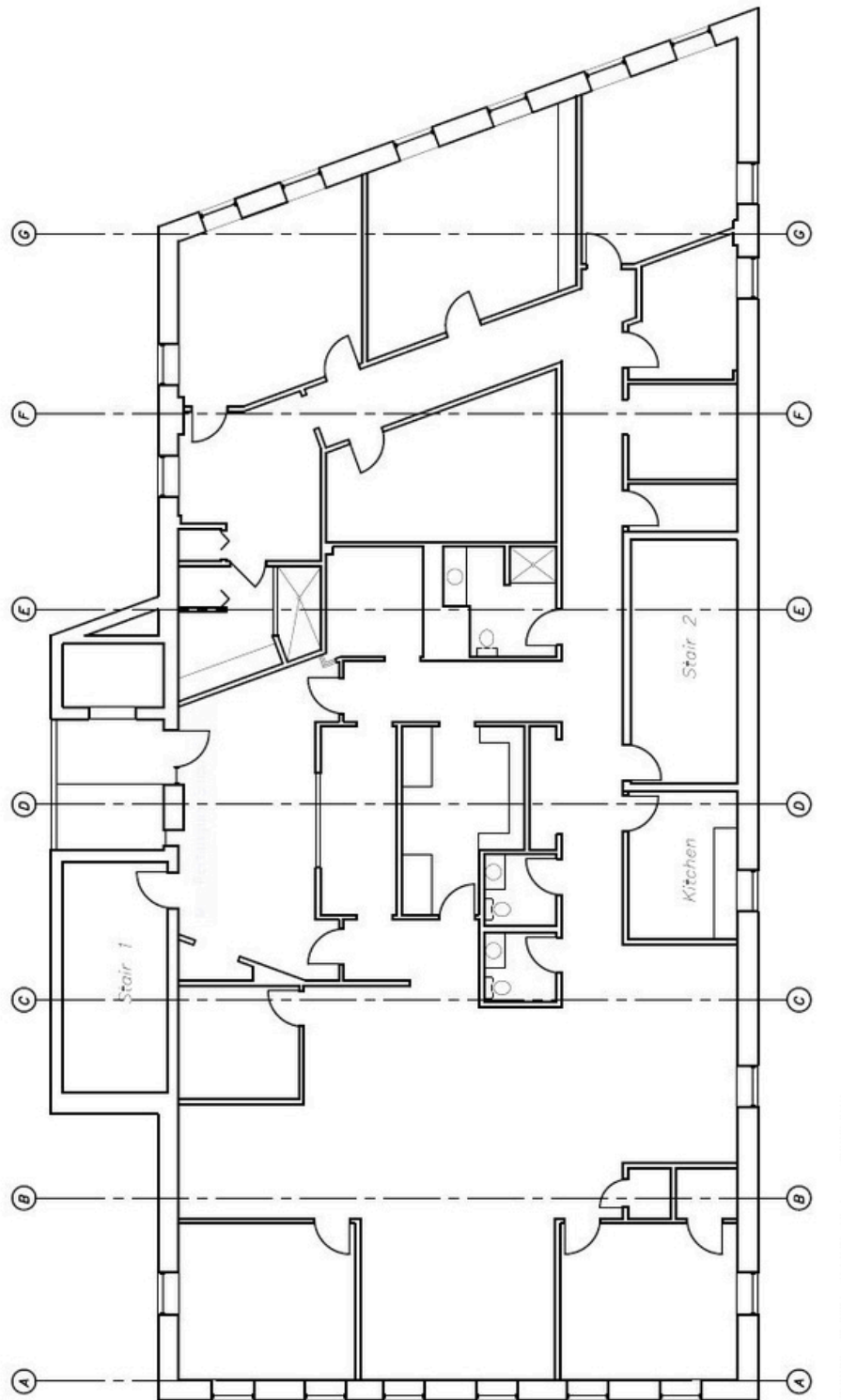




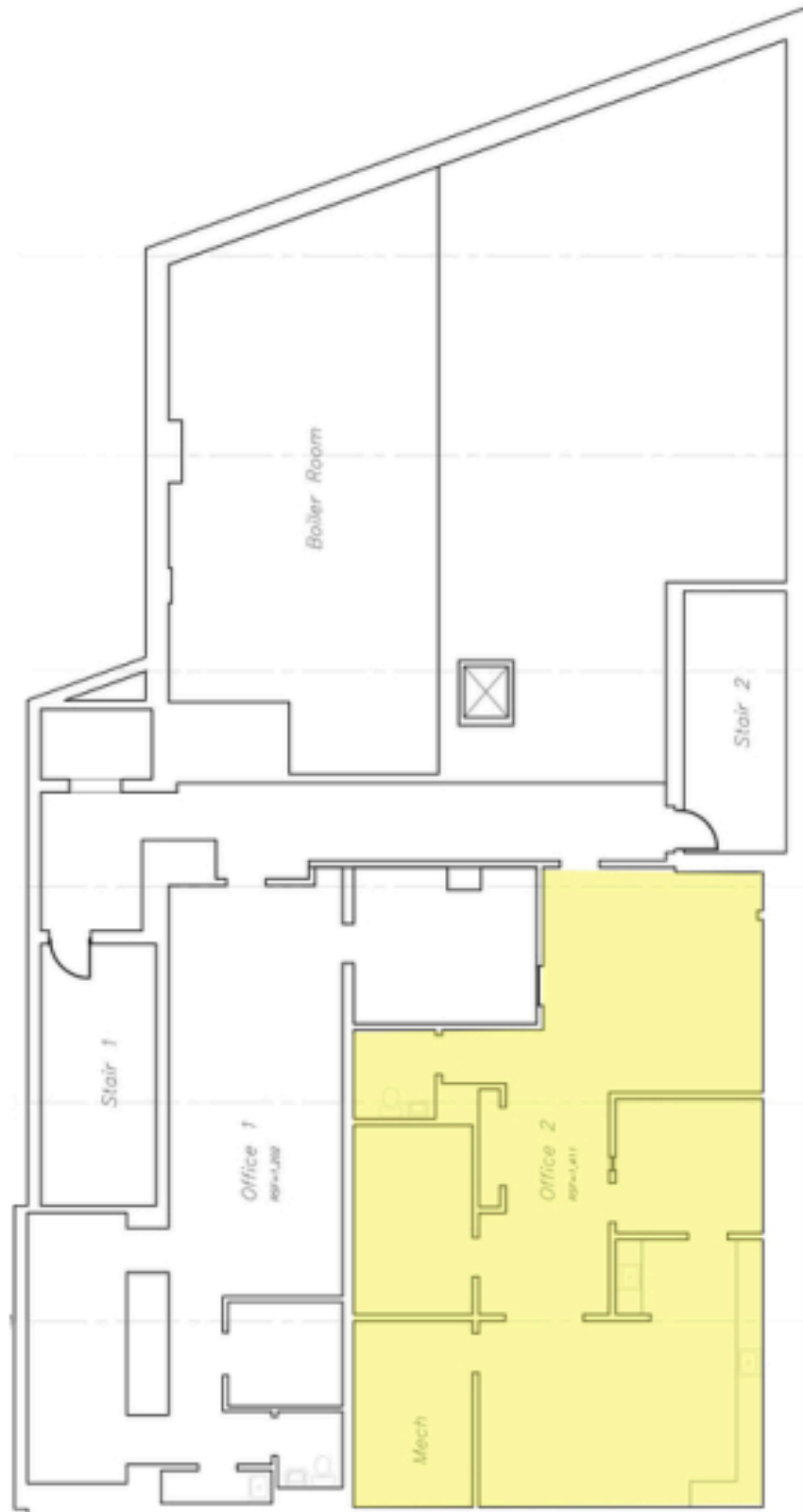
1st Floor



3rd Floor



4th Floor



Lower
Level

PORTA
& CO.

Dedicated Parking Aerial

217 Main St, Lewiston, ME 04240



CONTACT



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