

FOR LEASE | RETAIL

121 Middle Street | Portland, ME



- 2,482± SF first floor space available next to Free People
- Located in a vibrant and growing retail/urban area
- Just steps away from Cellardoor Winery, Judith, Anthropologie, among others
- Luxury hospitality brand, The Docent's Collection, located on upper floors
- The space is flooded with ample natural light from multiple floor to ceiling windows
- Current historic rehab, space will be available in June, see Broker for additional information on basement storage space

LEASE RATE: \$45.00/SF MG



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PROPERTY SUMMARY

121 Middle Street | Portland, ME



OWNER: 123 LLC

DEED: Book 15767, Page 238

ASSESSOR: Map 28, Block M, Lot 5001

BUILDING SIZE: 37,845± SF

AVAILABLE SPACE: SUITE 102: 2,482±SF

STORAGE: 2,219± SF storage space

YEAR BUILT: 1868

SIDING: Brick/stone

ELECTRICAL: 200 Amp 120/240 VOLT 3 Phase

HVAC: Heat pumps off building system
HVAC tenant responsibility

CEILING HEIGHT: 12'-14'±

UTILITIES: Municipal water & sewer

SPRINKLER: Wet system

ELEVATOR: Yes

SIGNAGE: Exterior signage available

PARKING: Street parking and local garages
at market rates

ZONING: B3 - Downtown Business
PAD - Pedestrian Activites District

LEASE CONFIGURATIONS

Suite 102 2,528± SF
\$45.00/SF MG

Suite B02 2,219± SF, subdividable
\$15.00/SF MG

HISTORIC THOMPSON BLOCK

Known as the Thompson Block and originally completed in 1867, this building was designed by Architect George M. Harding in the Second Empire style. Encompassing an entire block, the building's exterior stays true to its historic roots with sandstone and brownstone detail, and a cast iron and carved wood storefront at street level that includes decorative columns and scroll-work.

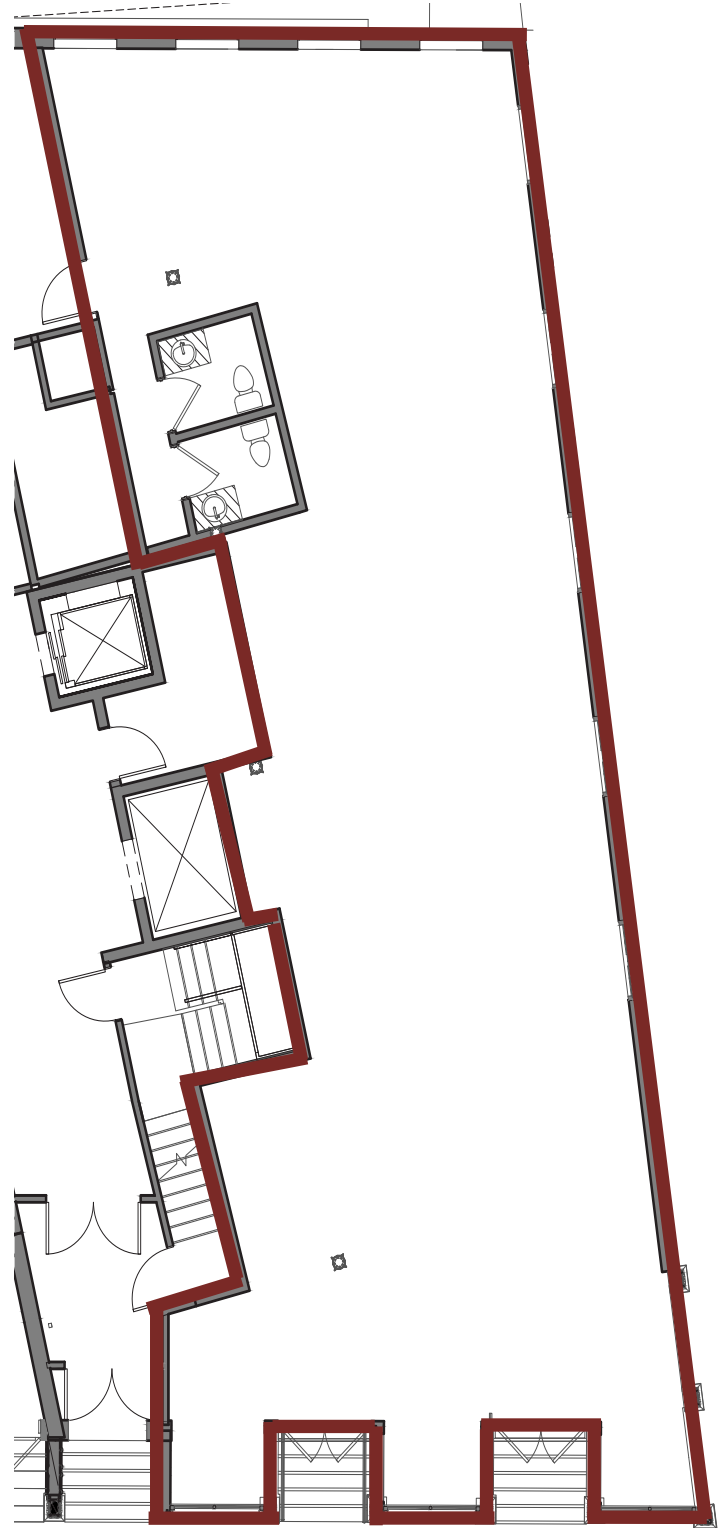


The second and third floors of 119-123 Middle Street are home to The Docent's Collection, seventeen luxury accommodations for elite guests seeking to curate a culturally rich stay. Learn more at www.thedocentscollection.com.



FLOOR PLAN

121 Middle Street | Portland, ME



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