



## Property Highlights

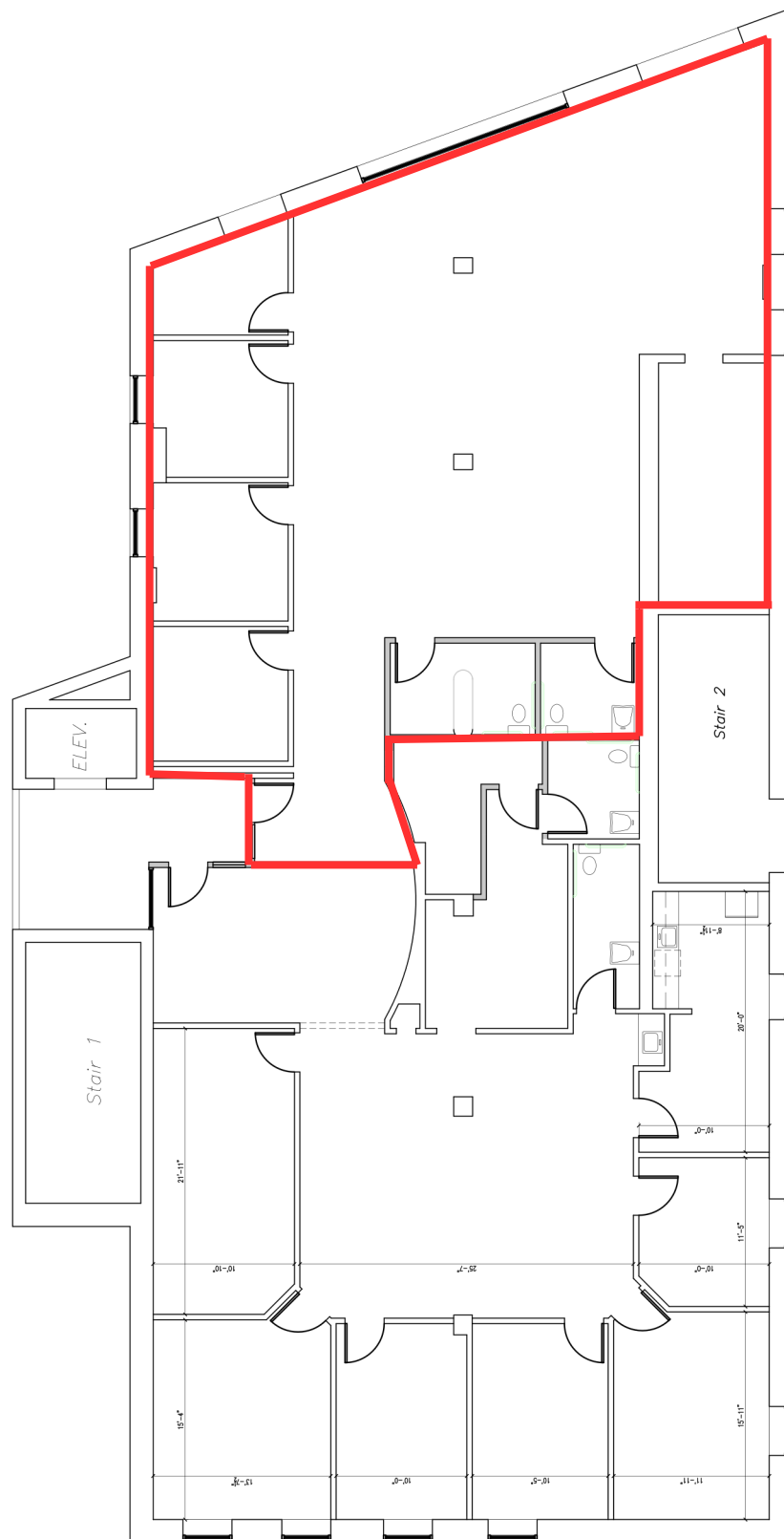
- Premier bank or retail suite available
  - 2,778± SF street-level retail unit with drive-thru
- Prominent location at the corner of Middle and Main Street
- Prime office spaces ranging from 929± SF - 5,320± SF
- Building-mounted signage available
- Average daily traffic count of 23,230± VPD
- Free dedicated parking on area surface lots



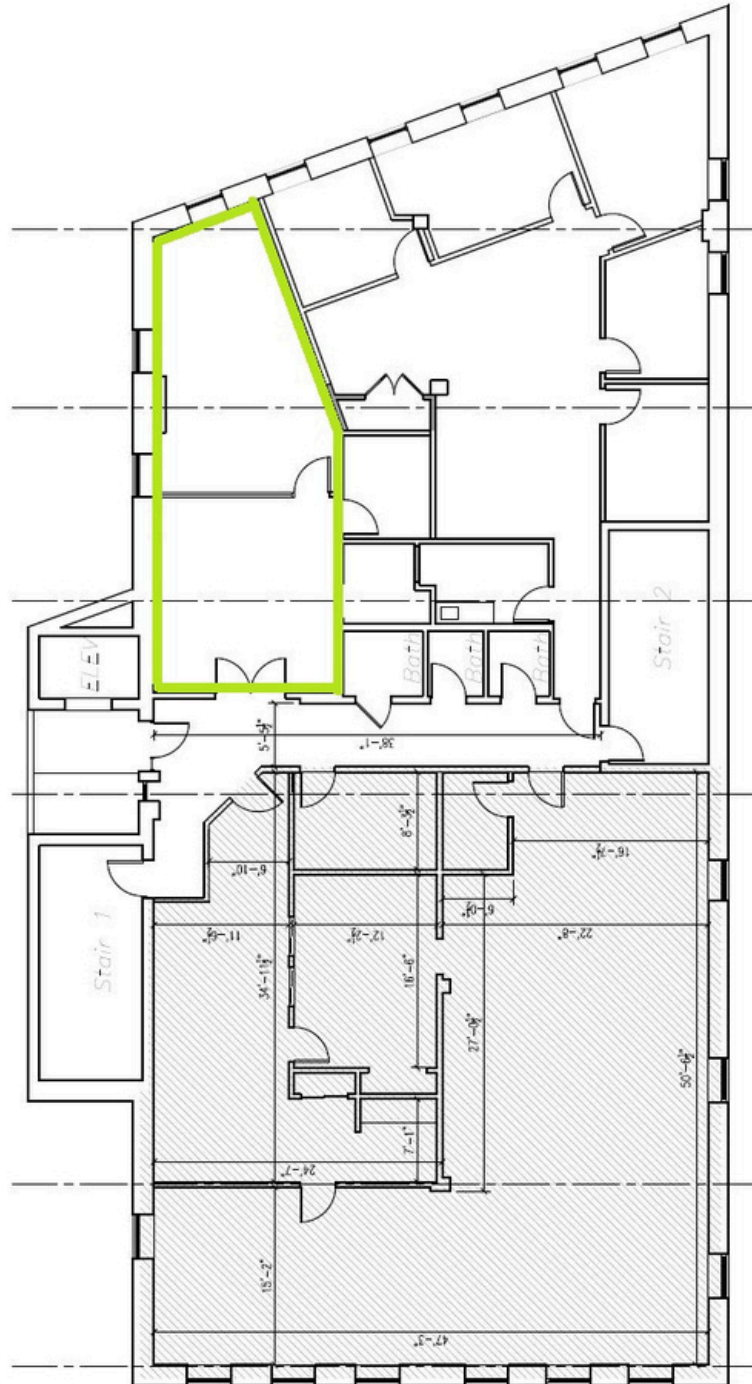


<b>Owner</b>	Lewiston Properties, LLC
<b>Assessors Reference</b>	Map 207, Lot 48
<b>Building Size</b>	30,150± SF
<b>Available Space</b>	<p>Lower Level: 1,411± SF and 1,202± SF</p> <p>1st Floor: 2,778± SF (Retail) &amp; 2,875± SF</p> <p>2nd Floor: 1,620± SF</p> <p>3rd Floor: 929± SF</p> <p>4th Floor: 2,500± SF - 5,320± SF</p>
<b>Signage</b>	Building Mounted & Pylon
<b>Elevator</b>	Yes
<b>Utilities</b>	Municipal water/sewer
<b>Sprinkler</b>	Yes
<b>Zoning</b>	CB- Community Business District
<b>Building Tenants</b>	<p>Pomarand Behavioral Health</p> <p>Black Bear Support Services Groups</p>
<b>Lease Rate</b>	<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>2nd Floor (1,620± SF): \$15.00/SF MG</p> <p>3rd Floor (929± SF): \$19.00/SF Gross</p> <p>4th Floor: \$15.00/SF MG</p>





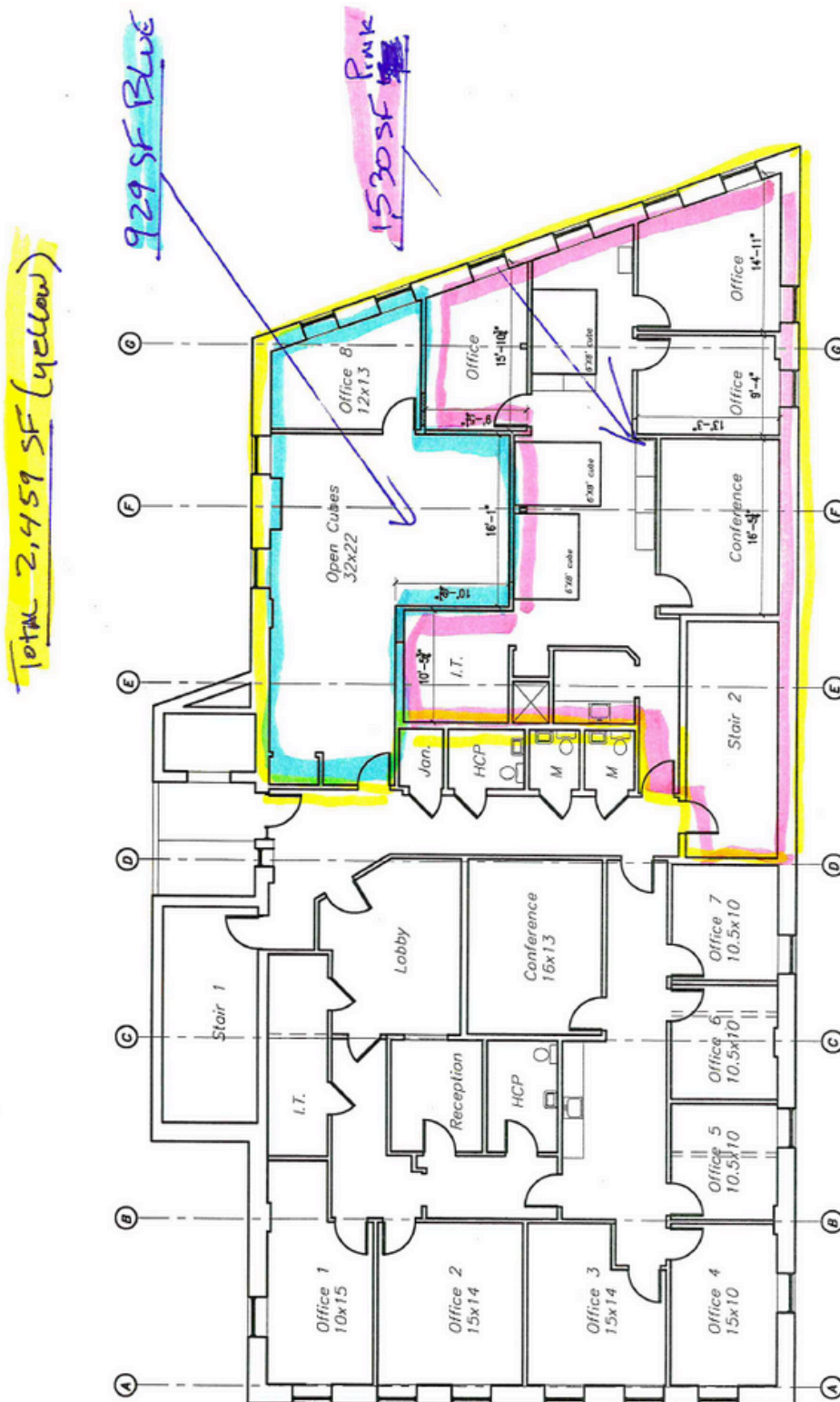
## 1st Floor



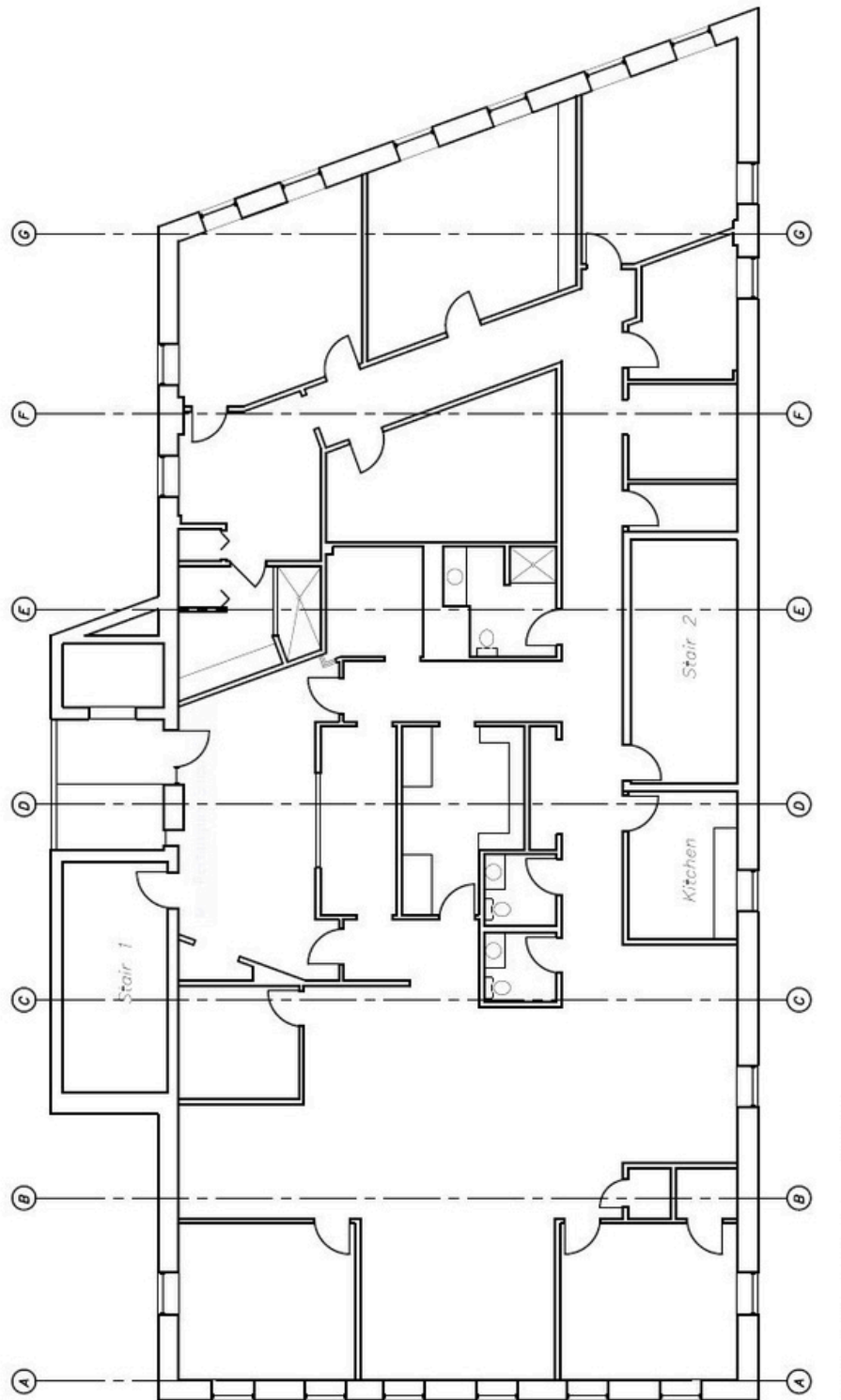
2nd Floor

*Second Floor Plan*

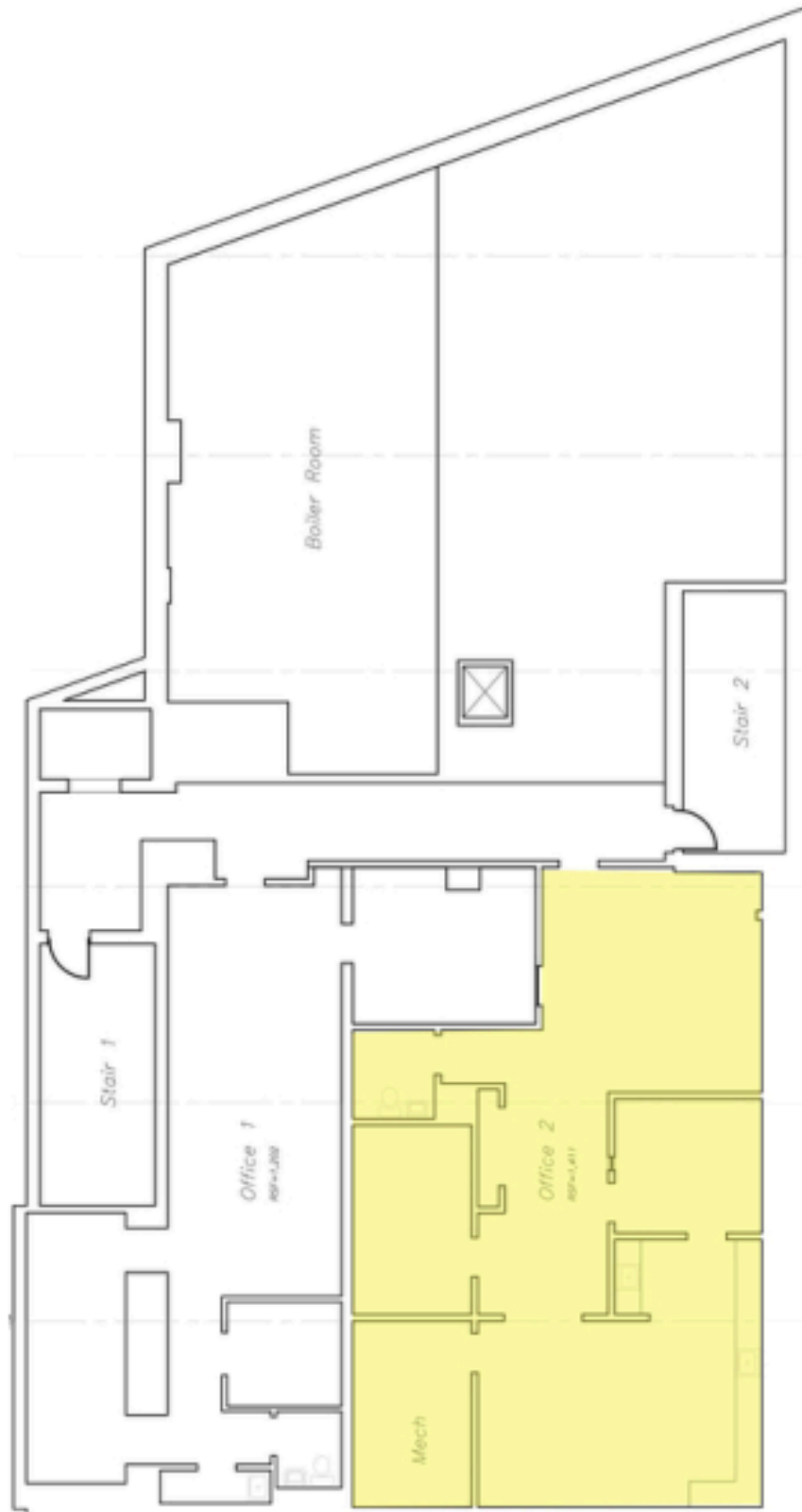




## 3rd Floor



4th Floor



Lower  
Level



PORTA  
& CO.

# Dedicated Parking Aerial

217 Main St, Lewiston, ME 04240



## CONTACT



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Broker

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**PORTA & CO.**

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