



THE PECK BUILDING

Lewiston | Maine

Class A Office/Retail
FOR SALE / LEASE

PORTA & CO.

COMMERCIAL REAL ESTATE

Porta & Company is pleased to offer 184 Main Street in Lewiston, ME for sale and lease. This 67,392± SF Class A office building, rich in history, is located on 1.72± Acres and comes fully equipped, professionally maintained and provides an elevated campus experience in the Central Maine market.

Property Highlights

- 16,625 - 33,250± SF of Class A office/retail space
- Landmark downtown Lewiston location
- 800 drops of CAT 6 wiring
- Full-size standby generator
- New HVAC system (2 years old)
- Secured catwalk to parking garage
- Water & downtown views
- On-campus fitness facility with locker rooms
- Prominent building mounted signage possible
- Impressive Class A finishes throughout
- Parking available in a 596 space garage and 100+ space surface lot
- Tax credits available for Residential Conversion up to 40 plus units



PROPERTY DETAILS

OWNER OF RECORD	Aegean Development, LLC
PROPERTY ADDRESS	184 Main Street Lewiston, ME 04240
REGISTRY OF DEEDS	Book 10075 / Page 161
ASSESSORS REFERENCE	Map 207 / Lot 21
BUILDING SIZE	67,392± SF
LAND AREA	1.72± Acres
AVAILABLE SPACE	1st Floor- 14,215± SF SOLD 2nd Floor- 16,625± SF - \$1,550,000 3rd Floor- 16,625± SF - \$1,350,000 4th Floor- 19,864± SF SOLD Total- 67,392± SF
ELEVATOR(S)	Three (3)
PARKING	596 garage spaces and 75+ surface spaces
NUMBER OF STORIES	Four (4) plus full basement
AMENITIES	On-site gym w/ Locke rooms, full size standby generator, 800 drops of CAT 6 wiring, secured catwalk to garage, water & downtown views
YEAR BUILT	1893
HVAC	Natural Gas, Central A/C
UTILITIES	Municipal water and sewer
Est. CAM EXPENSES	\$5.50/SF
LEASE RATE	\$9.00 - 12.00/SF NNN
SALE PRICE	2nd Floor - \$1,550,000 3rd Floor- \$1,350,000



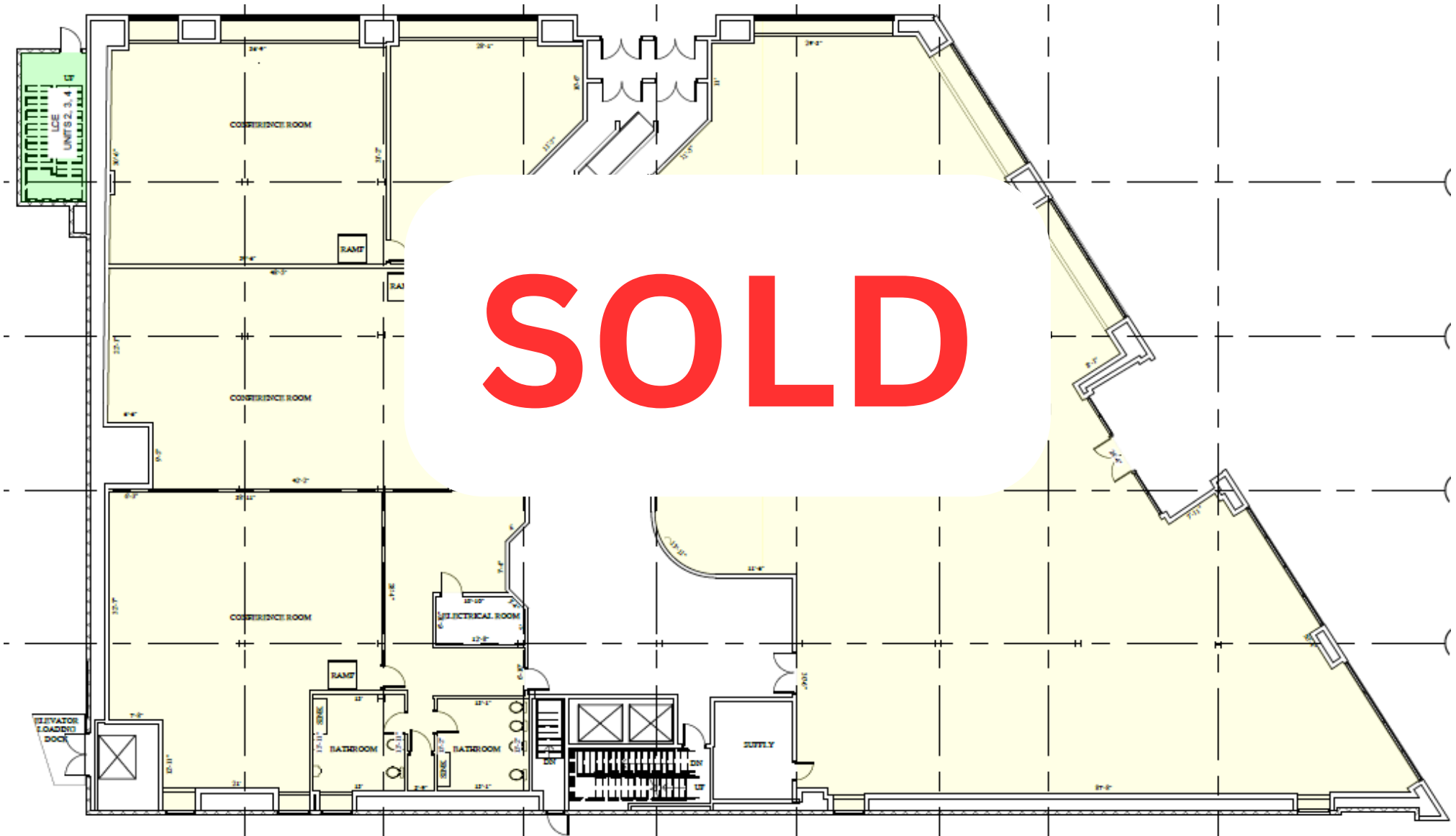




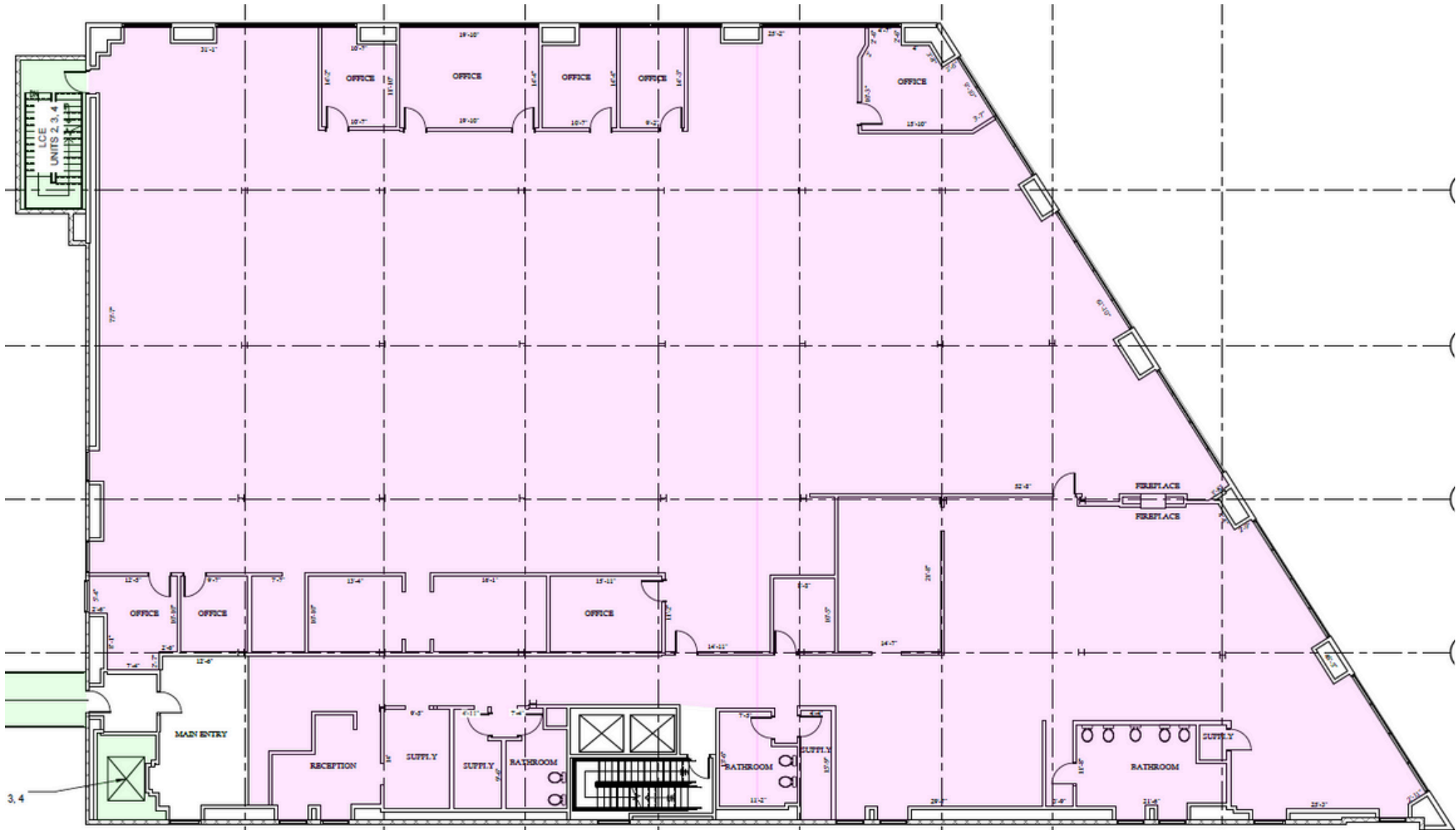




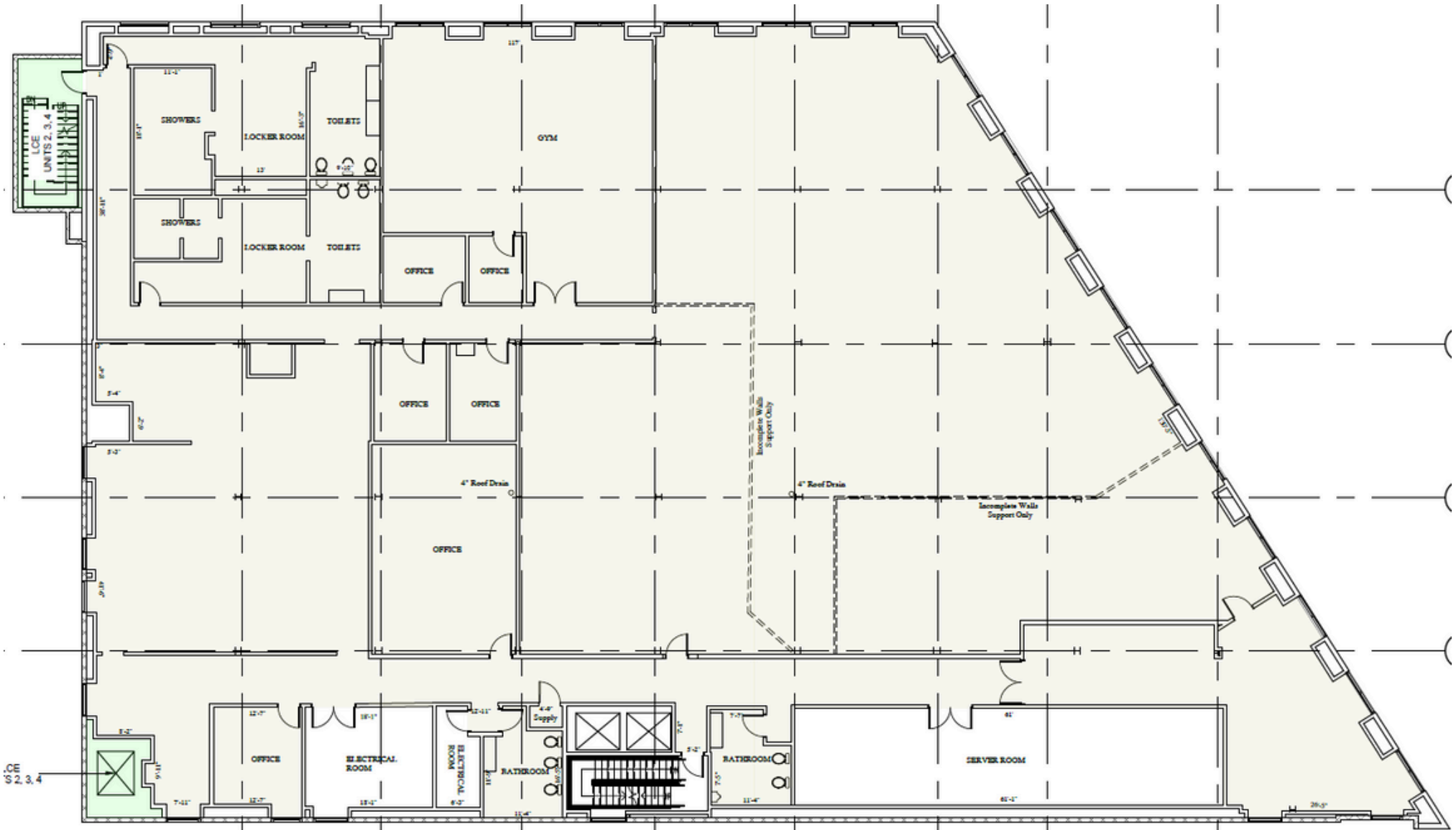
1st Floor



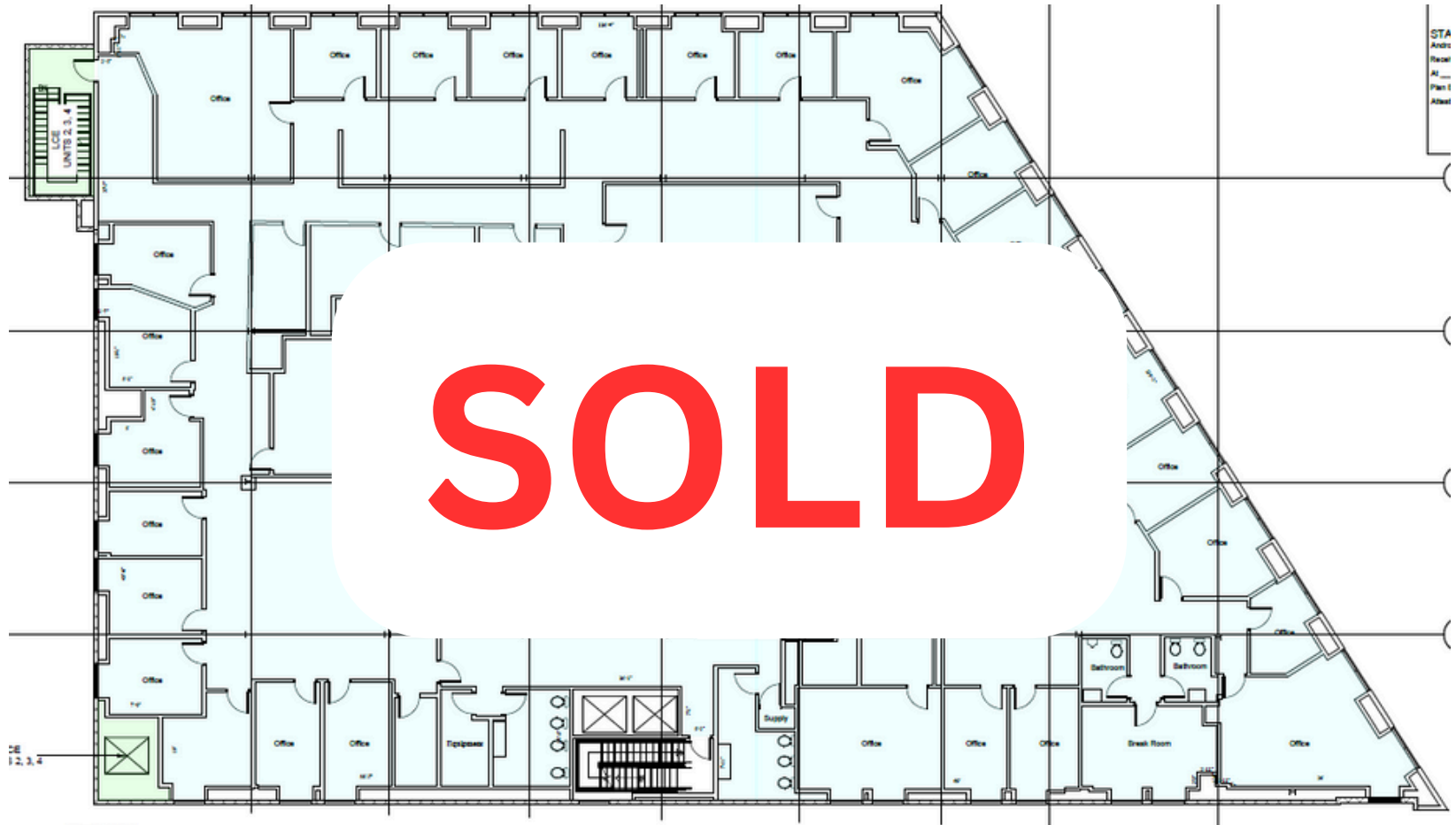
2nd Floor



3rd Floor



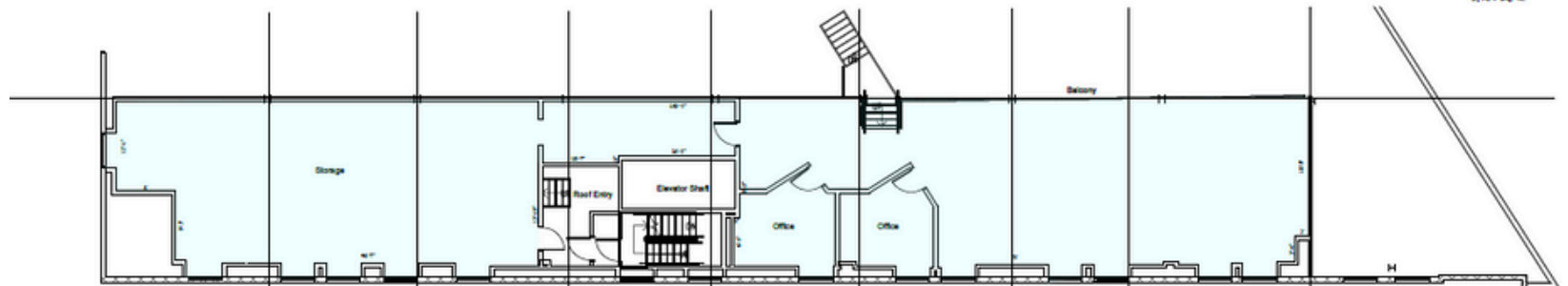
4th Floor



Floor 4 - Unit 4
16,683 sq. ft.

Unit 4
19,864 sq. ft. total

Floor 4.5 - Unit 4 - Mezzanine
3,181 sq. ft.



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AERIAL OVERVIEW



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