

FOR LEASE | DOWNTOWN RETAIL/OFFICE SPACE

100 MIDDLE STREET, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

100 Middle Street is one of Portland's most significant downtown Class A office buildings consisting of two seven-story office towers connected by a common lobby with atrium.

- 5,004± SF, first floor suite offering excellent visibility with direct plaza entrance and signage opportunity
- Impressive, newly renovated lobby and Class A finishes throughout
- Easy access from I-295 via Franklin Arterial
- Close proximity to Portland's Old Port - walker's paradise with a walkability score of 99
- On-site parking at 1.3 spaces per 1,000 SF of leased space



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PROPERTY DETAILS

LANDLORD	Albany Road Real Estate Partners
BUILDING SIZE	195,000± SF
ASSESSOR'S REF	Map 29, Block E, Lot 6
YEAR BUILT	1987
LAND AREA	1.59± Acres
ZONING	B-3 (Business District)
AVAILABLE SPACE	5,004± SF - 1st Floor East Tower
HVAC	Gas-fired, hot water heat; Central A/C
ELEVATORS	Four (4)
SPRINKLER	Yes, wet and dry systems
UTILITIES	Municipal water and sewer
LIGHTING	2x4 Parabolic T-8 bulbs
RESTROOMS	Common, per floor
PARKING	On-site parking at 1.3 spaces per 1,000 sf of leased space
WALK SCORE	99
OTHER TENANTS	Bernstein Shur, U.S Attorney's Office, Citizen's Bank, Morgan Stanley Smith Barney and Northcross Group
LEASE RATE	\$30.00/SF MG (includes heat)
TENANT EXPENSES	Tenant responsible for electricity (lights and plugs), A/C, and janitorial. Increases over base year.



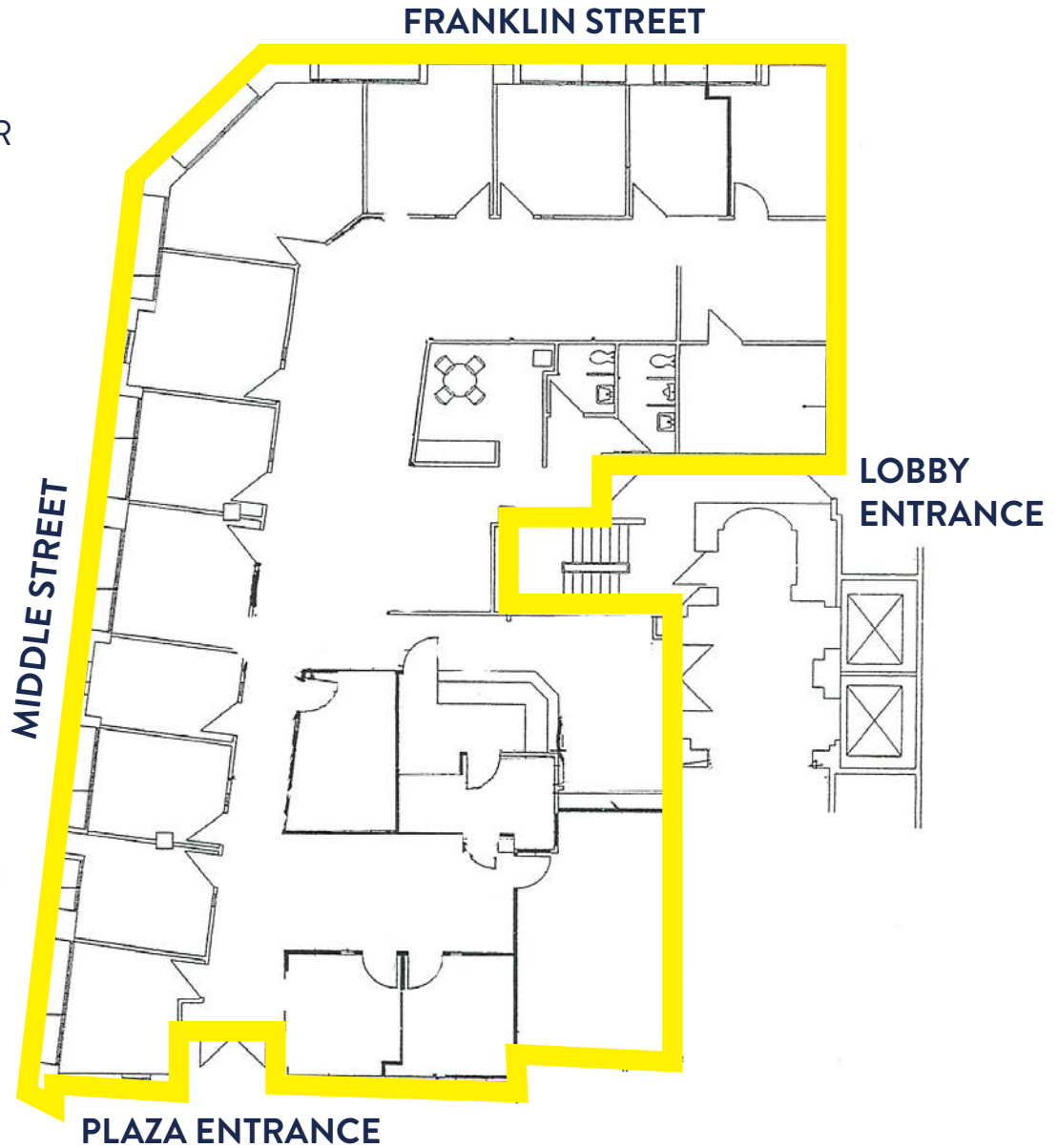
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FLOOR PLAN

FIRST FLOOR - EAST TOWER
5,004± SF



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