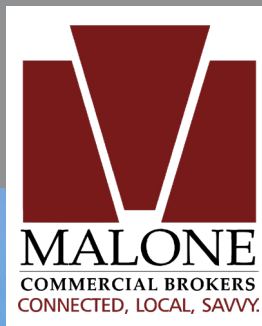


FOR LEASE | PRIME RETAIL

157 Middle Street | Portland, ME



GREAT VISIBILITY AND LOCATION IN THIS OLD PORT RETAIL CORRIDOR

Up to 5,155± SF space divided into two easily accessible levels

Floor to ceiling windows offer ample natural light

Join Madewell, Athleta, Anthropologie, Free People and West Elm, among others in this vibrant retail corridor of the Old Port

Close to several parking areas, banks, restaurants, shops, City Hall and the courthouse complex

LEASE RATE: \$27.95/SF MG



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MALONE COMMERCIAL BROKERS

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PROPERTY SUMMARY

157 Middle Street | Portland, ME



OWNER: Wholly Cow LLC

DEED: Book 24614, Page 255

ASSESSOR: Map 28, Block K, Lot 306

LAND SIZE: 0.2342± AC

BUILDING SIZE: 48,912± SF

AVAILABLE SUITES: 5,155± SF total
2,039± SF on the first floor and
3,116± SF in the lower

BUILT: 1900

STORIES: Five (5)

CONSTRUCTION: Brick/stone

HVAC*: Gas-fired with cooling tower

FLOORS: Carpet, wood mix

LIGHTING: Building standard

ELEVATORS: Two (2)

RESTROOMS: Two common area restrooms
each floor

ADA ACCESSIBLE: Yes

SPRINKLERS: Wet system throughout

SIGNAGE: Directory board in lobby

ZONE: B-3 Downtown Business District
PAD Pedestrian Activities
Overlay District

LEASE RATE: \$27.95/SF MG
Includes heat & A/C
Tenant responsible for increases
over base year for taxes and
operating expenses

*Recent air quality upgrades include: HVAC safety up-grades with maximum increase in fresh air, MERV 13 filter upgrades, REME Halos for ionization upon air release by units.

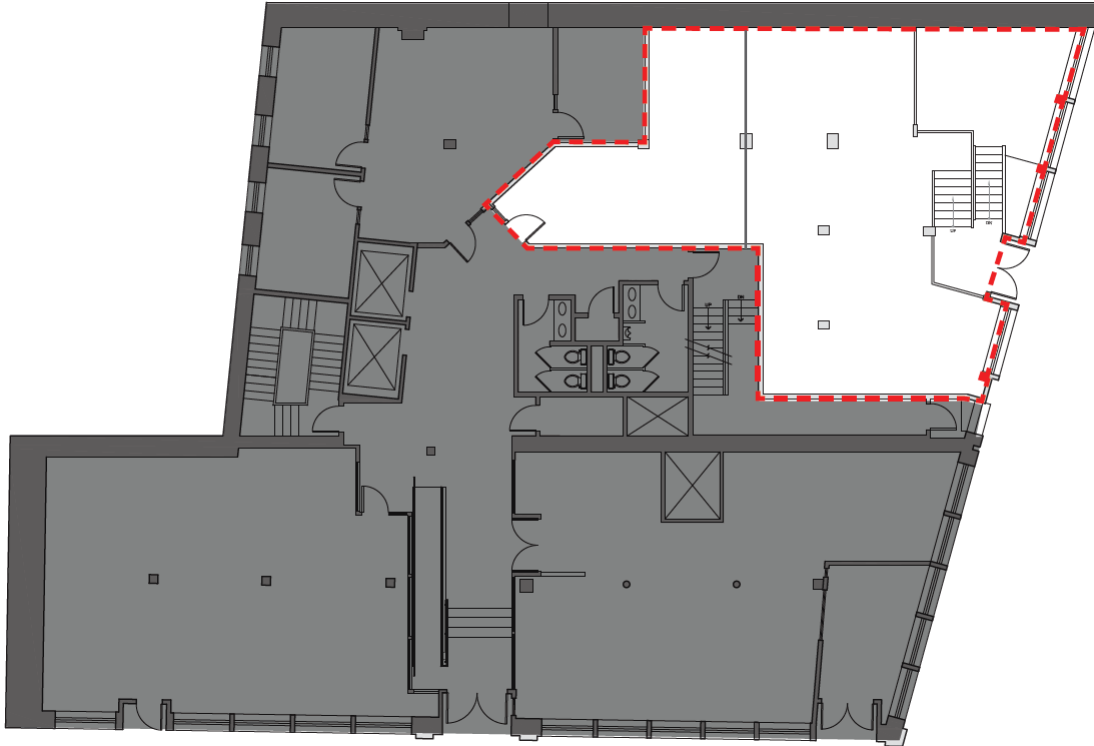


FLOOR PLANS

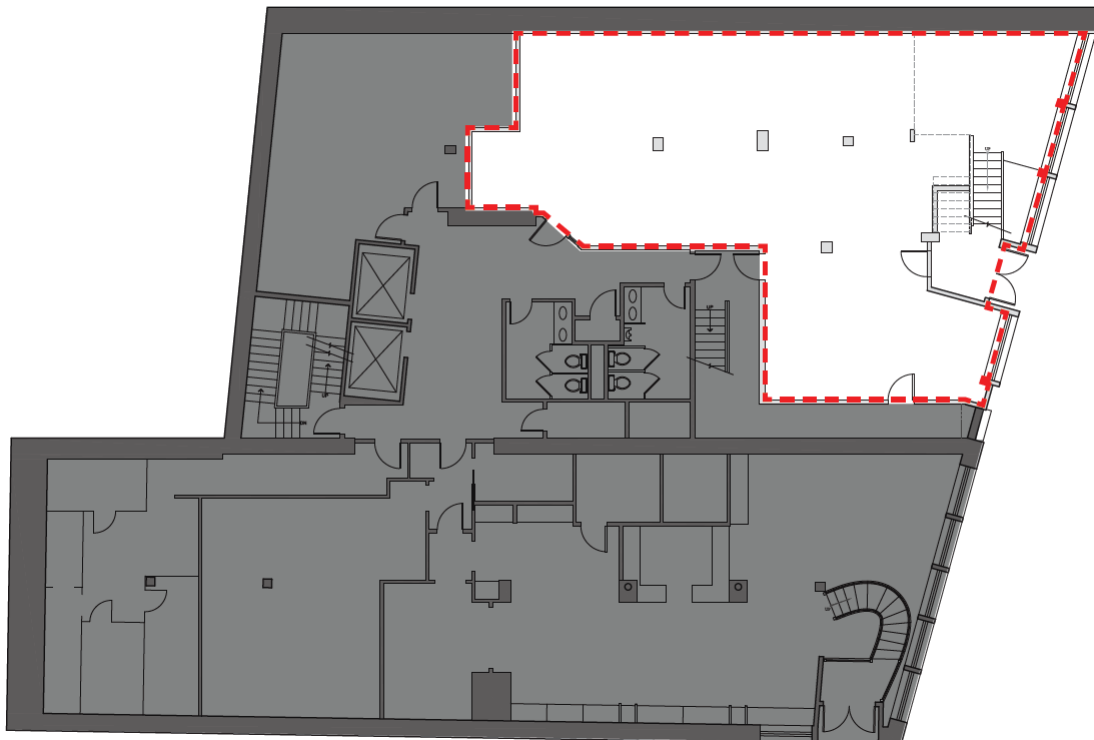
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FIRST FLOOR



LOWER LEVEL



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