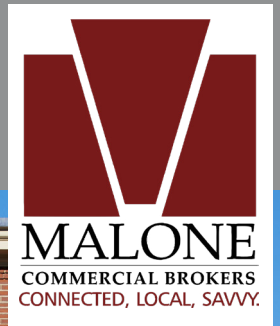


FOR LEASE | RETAIL

115 Middle Street | Portland, ME



### STREET RETAIL

- 1,901± SF retail suite with 164± SF of storage
- 1,816± SF additional storage available
- The space is open concept with large windows, ample natural light and brick accent wall
- Excellent location, just steps away from Cellardoor Winery, Judith, Anthropologie and Free People, among others

**LEASE RATE: \$39.75/SF MG**  
1,816± SF additional storage at \$10.00/SF MG



**PETER HARRINGTON**

207.772.0088 D

207.318.8888 C

[peter@malonecb.com](mailto:peter@malonecb.com)

**MALONE COMMERCIAL BROKERS**

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • [malonecb.com](http://malonecb.com)

# PROPERTY SUMMARY

115 Middle Street | Portland, ME



**OWNER:** Brothers Three LLC

**DEED:** Book 13549, Page 124

**ASSESSOR:** Map 28, Block N, Lot 9

**BUILDING SIZE:** 6,085± SF

**AVAILABLE SPACE:** 1,901± SF street level retail and  
164± SF storage  
1,816± additional storage

**YEAR BUILT:** 1914, renovated in 2023

**SIDING:** Brick and stone

**FOUNDATION:** Full

**FLOORS:** Carpet and tile mix

**LIGHTING:** Parabolic and recessed fixtures

**ELECTRICAL:** 220 amps - Tenant responsibility

Gas and electric fired forced hot air  
and central air conditioning

**HVAC:** \*Recent air quality upgrades include:  
HVAC safety upgrades with maximum  
increase in fresh air, REME Halos  
for ionization upon air release by  
units - Tenant responsibility

**CEILING:** Acoustical tile

**UTILITIES:** Municipal water & sewer

**SIGNAGE:** Exterior signage available per city  
code and regulations

**PARKING:** Street parking and local garages

**ZONING:** B3 - Downtown Business  
PAD - Pedestrian Activities District

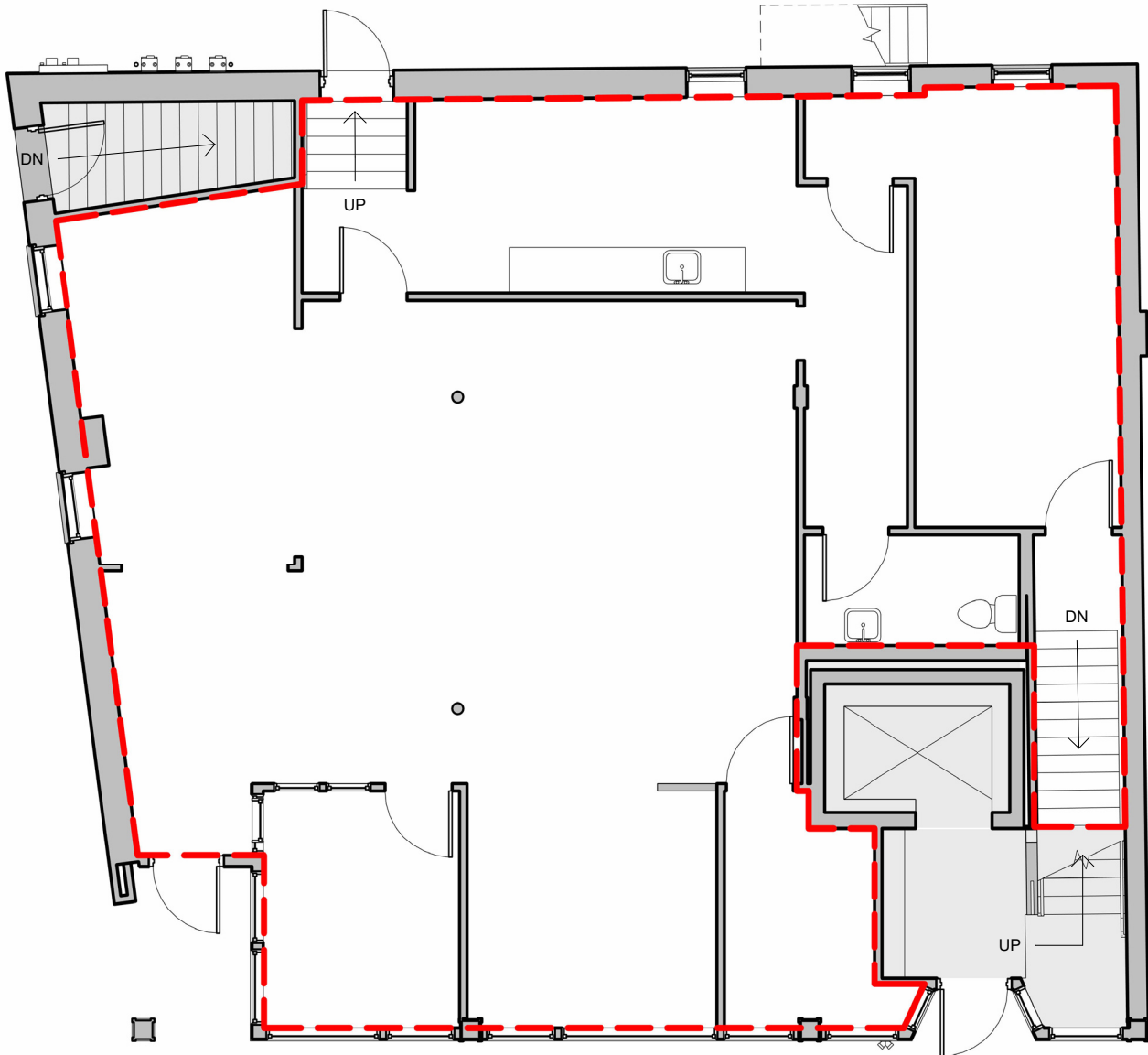
**AVAILABLE:** May 1, 2026



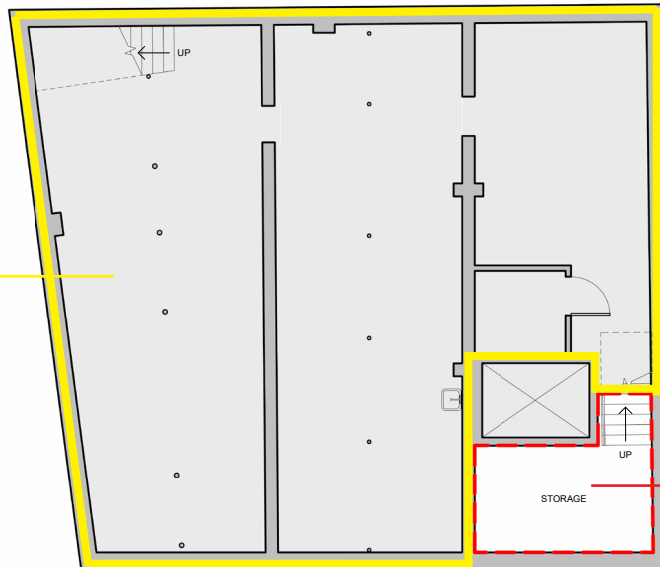
The second and third floors of 115 Middle Street are home to The Docent's Collection, two large luxury accommodations for elite guests seeking to curate a culturally rich stay. Learn more at [www.thedocentscollection.com](http://www.thedocentscollection.com).

# FLOOR PLAN

115 Middle Street | Portland, ME



**Additional  
Basement  
Storage**



**Basement  
Storage**

FOR LEASE | RETAIL/OFFICE

115 Middle Street | Portland, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



**PETER HARRINGTON**  
207.772.0088 D  
207.318.8888 C  
peter@malonecb.com

**MALONE COMMERCIAL BROKERS**  
5 Moulton Street • Suite 3  
Portland, ME 04101  
207.772.2422 • malonecb.com

