

FOR LEASE



100 MIDDLE STREET
PORTLAND, ME 04101

DOWNTOWN CLASS A OFFICE

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.

- 195,000± SF, high-profile, Class A office located in Downtown Portland
- 2,472± to 16,911± contiguous SF available
- 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 REFERENCE	Map 29, Block E, Lot 6
YEAR BUILT	1987
LAND AREA	1.59± Acres
ZONING	B-3 (Business District)
AVAILABLE SPACE	East Tower: 4th Floor 11,557± SF (Subdividable to 4,000± SF) 2nd Floor 2,472± SF West Tower: 2nd Floor 16,911± SF (Subdividable to 2,814± SF)
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, each 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	\$26.00-\$30.00/SF MG (includes heat)
TENANT EXPENSES	Tenant responsible for electricity (lights and plugs), A/C and janitorial. Increases over base year.

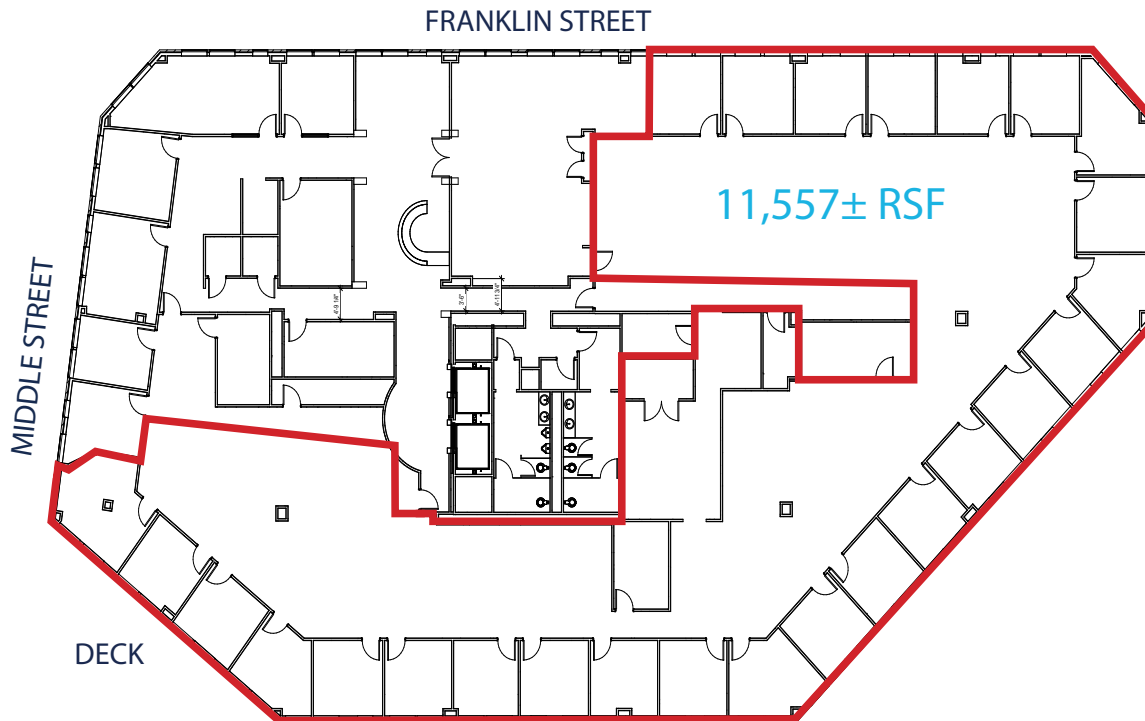
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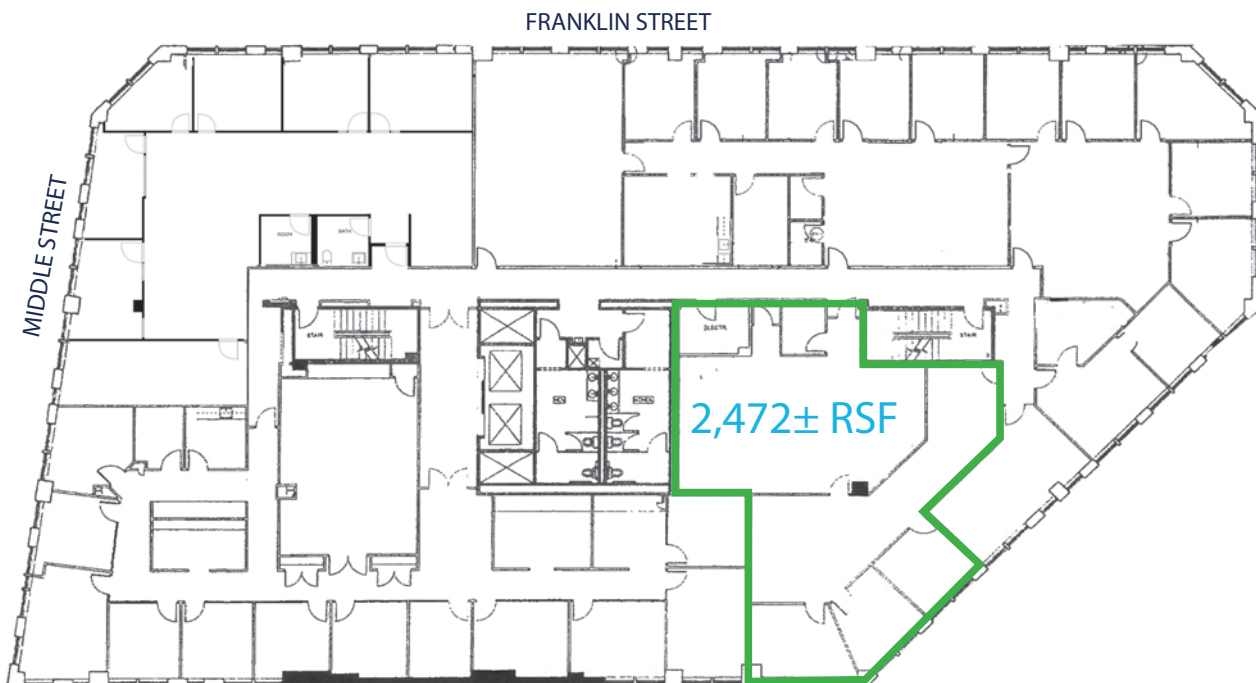


EAST TOWER FLOOR PLANS

FOURTH FLOOR: 11,557± RSF (Subdividable to 4,000± SF)



SECOND FLOOR: 2,472± RSF



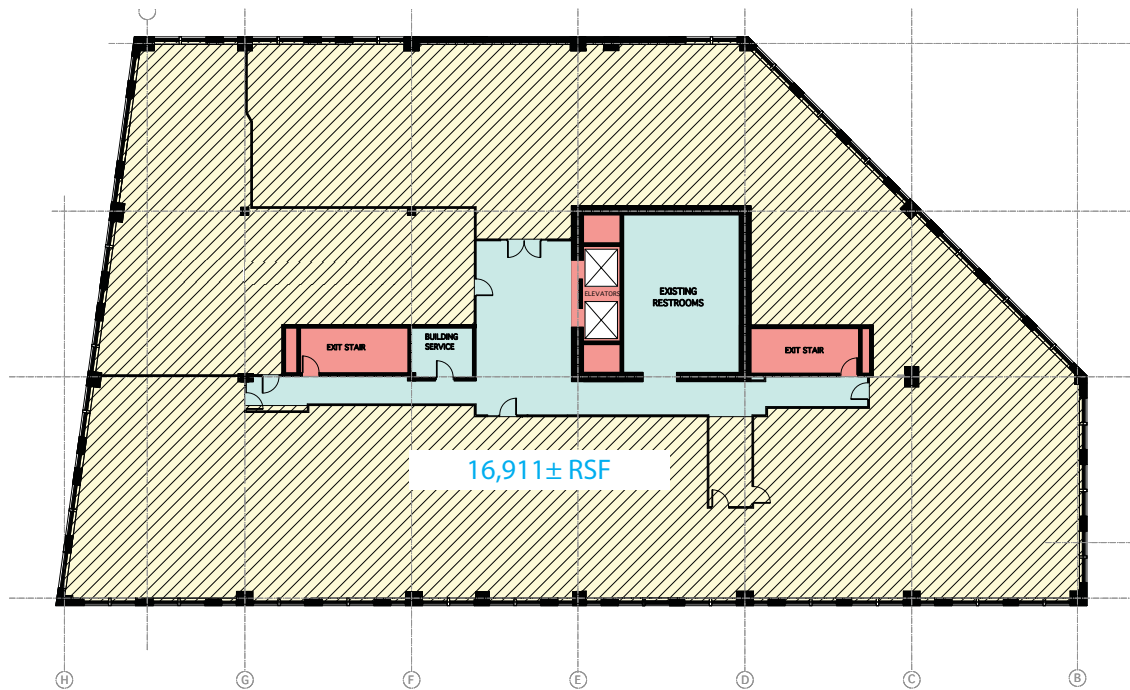
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WEST TOWER FLOOR PLANS

SECOND FLOOR: 16,911± RSF (Subdividable to 2,814± SF)



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INTERIOR PHOTOS (GENERAL BUILDING)



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NEWLY RENOVATED LOBBY PHOTOS



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EXTERIOR PHOTOS



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