

FOR LEASE • OLD PORT OFFICE

131 Middle Street • Portland, ME



Peter Harrington

O 207.772.0088

C 207.358.7916

Peter@malonecb.com

THIRD FLOOR OFFICE SPACE

- 3,445 to 6,891± SF offices available in this historic rehab
- Features high ceilings, ornate windows, wood ceilings and floors
- Nice layout with several offices, conference rooms, open work area and full kitchen
- Join Judith at this great Old Port location

LEASE RATE: \$21.75/SF NNN



PROPERTY SUMMARY

131 Middle Street • Portland, ME



Site Info

OWNER:	Rackleff Block LLC
DEED:	Book 17310, Page 246
ASSESSOR:	Map 28, Block L, Lot 7
LOT SIZE:	0.2178± AC
SIGNAGE:	Lobby signage available
PARKING:	Includes two tandem spaces
ZONING:	B3 – Downtown Business PAD – Pedestrian Activities District

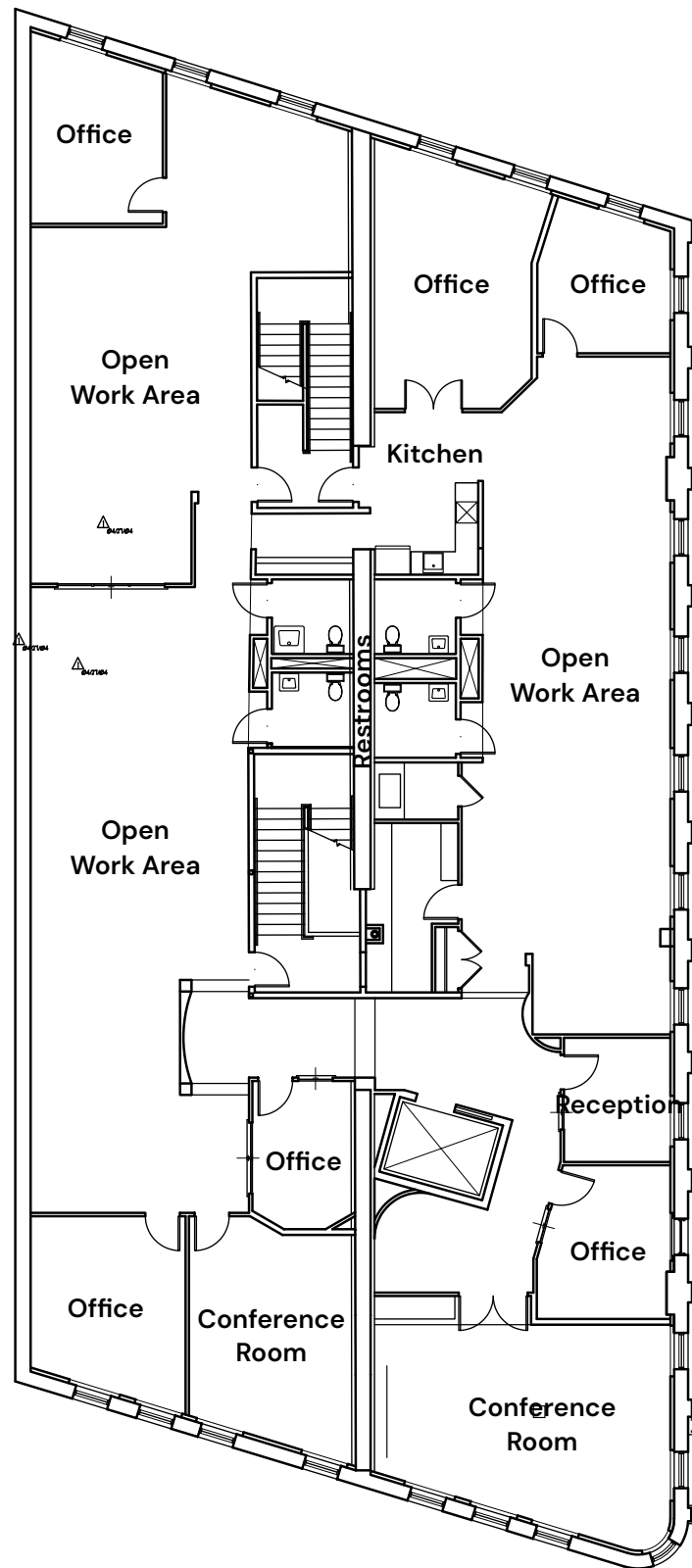
Building Info

BUILDING SIZE:	27,120± SF
AVAILABLE SPACE:	3,445–6,891± SF on third floor
YEAR BUILT:	1900; historic rehab in 2003
CONSTRUCTION:	Brick and stone
ROOF:	Flat
FLOORING:	Wood and carpet mix
CEILING HEIGHT:	11–12'± finished wood, exposed ductwork
ELECTRICITY:	Circuit breakers
LIGHTING:	Track, hanging, recessed mix
HVAC:	Electric heat pump system Tenant responsibility
UTILITIES:	Municipal water/sewer
RESTROOM:	Four per floor, plus shower
KITCHEN:	Yes
SPRINKLER:	Dry system
ELEVATOR:	Yes
CAMS:	Estimated at \$7.09/SF



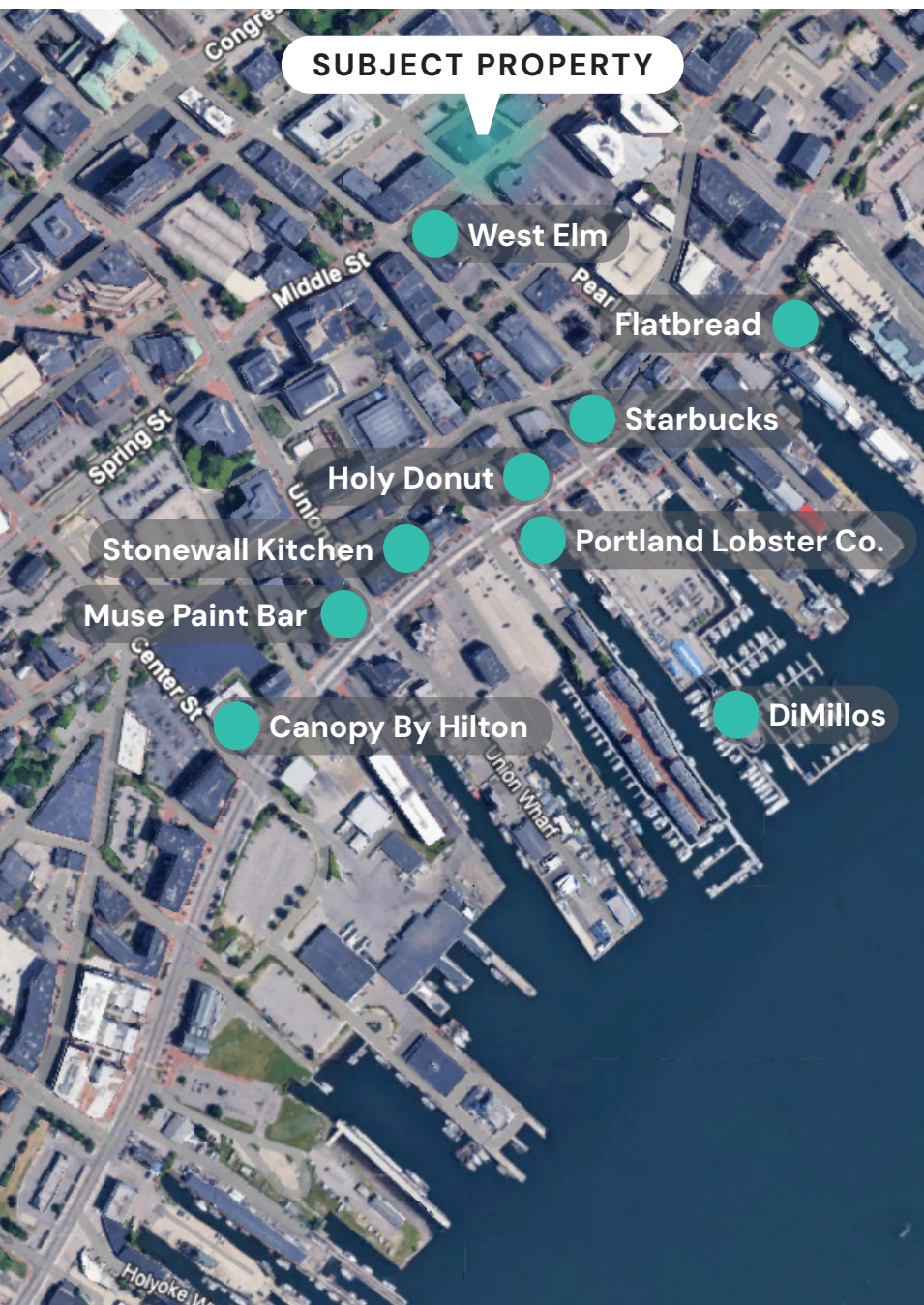
FLOOR PLAN

131 Middle Street • Portland, ME



LOCATION MAP

131 Middle Street • Portland, ME



NEARBY

STAY



DINE



SHOP

west elm



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.