

FOR LEASE:

Class A Office Space

OFFICE TOWER | PARKING GARAGE

100 Middle Street
Portland, Maine



PROPERTY HIGHLIGHTS

- 2,472± SF - 16,911± SF of Class A Office Space available for lease
- Centrally located in Downtown Portland, minutes away from Commercial Street
- Easily accessible from I-295 exit 7
- Attached parking garage with direct building access
- Newly renovated lobby with Class A finishes
- Amenities include building security and on-site property management



PROPERTY DETAILS

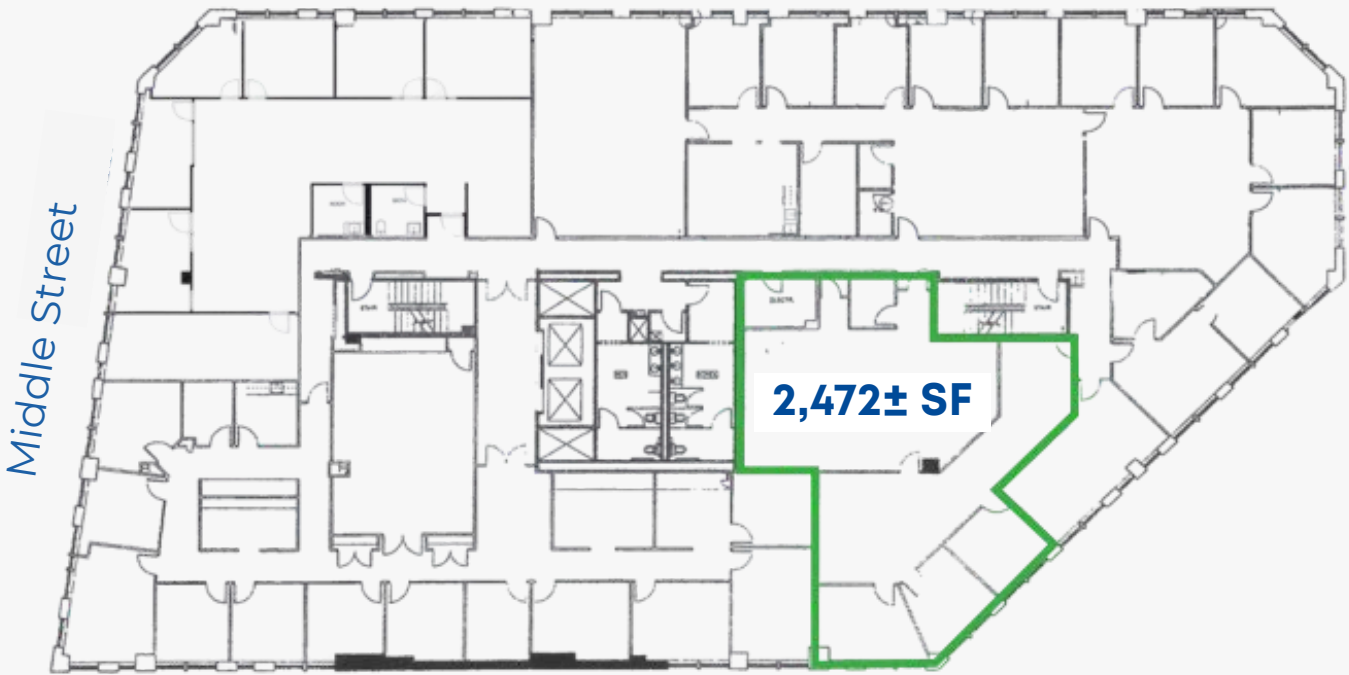
LANDLORD	ALBANY ROAD REAL ESTATE PARTNERS
YEAR BUILT	1987
AVAILABLE SPACES	EAST TOWER: 4 th FLOOR: 11,557± SF (SUB-DIVIDABLE TO 4,000± SF) 2 nd FLOOR: 2,472± SF WEST TOWER: 2 nd FLOOR: 16,911± SF (SUB-DIVIDABLE TO 2,814± SF)
PARKING	ON-SITE PARKING GARAGE, 1.3 SPACES PER 1,000 SF OF LEASED SPACE
HVAC	GAS-FIRED, HOT WATER HEAT; CENTRAL A/C
UTILITIES	MUNICIPAL SEWER & WATER
ELEVATORS	FOUR (4)
RESTROOMS	IN COMMON ON EACH FLOOR
OTHER TENANTS	BERNSTEIN SHUR, NORTHCROSS GROUP, MORGAN STANLEY, BERRY DUNN, CITIZENS BANK, U.S ATTORNEY'S OFFICE
LEASE RATE	\$26.00-\$30.00/SF MG



East Tower Floor Plans

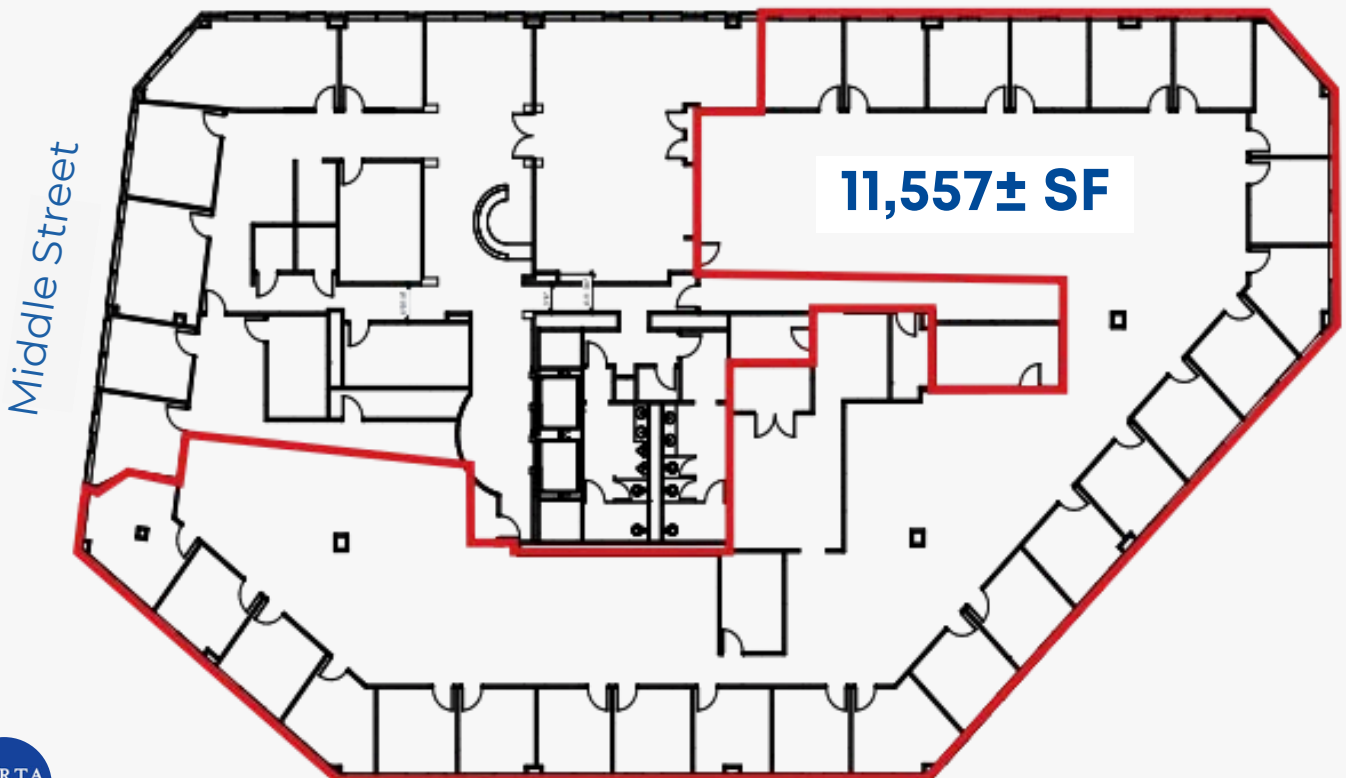
Second Floor: 2,472± SF

Franklin Street



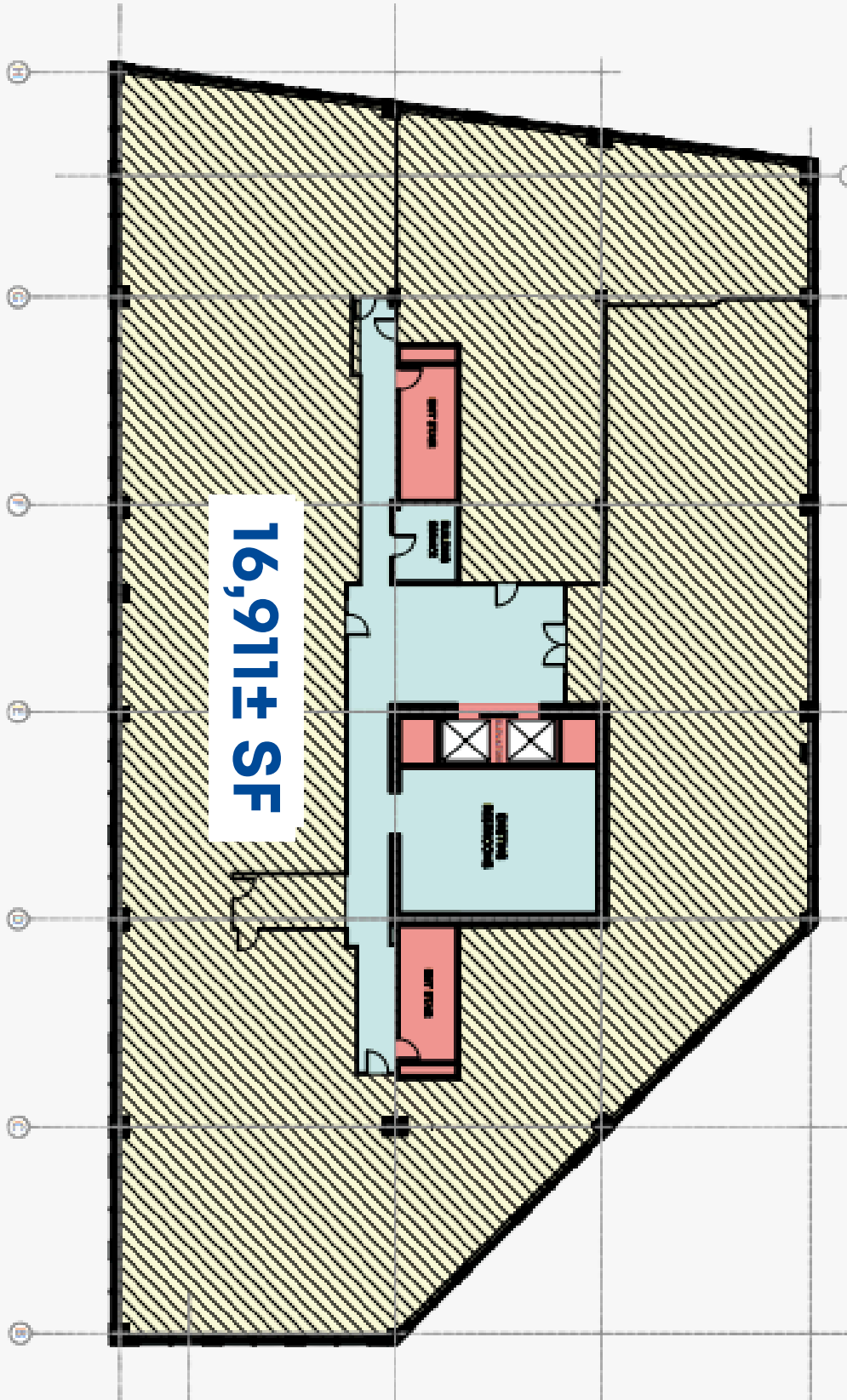
Fourth Floor: 11,557± SF (Subdividable to 4,000± SF)

Franklin Street

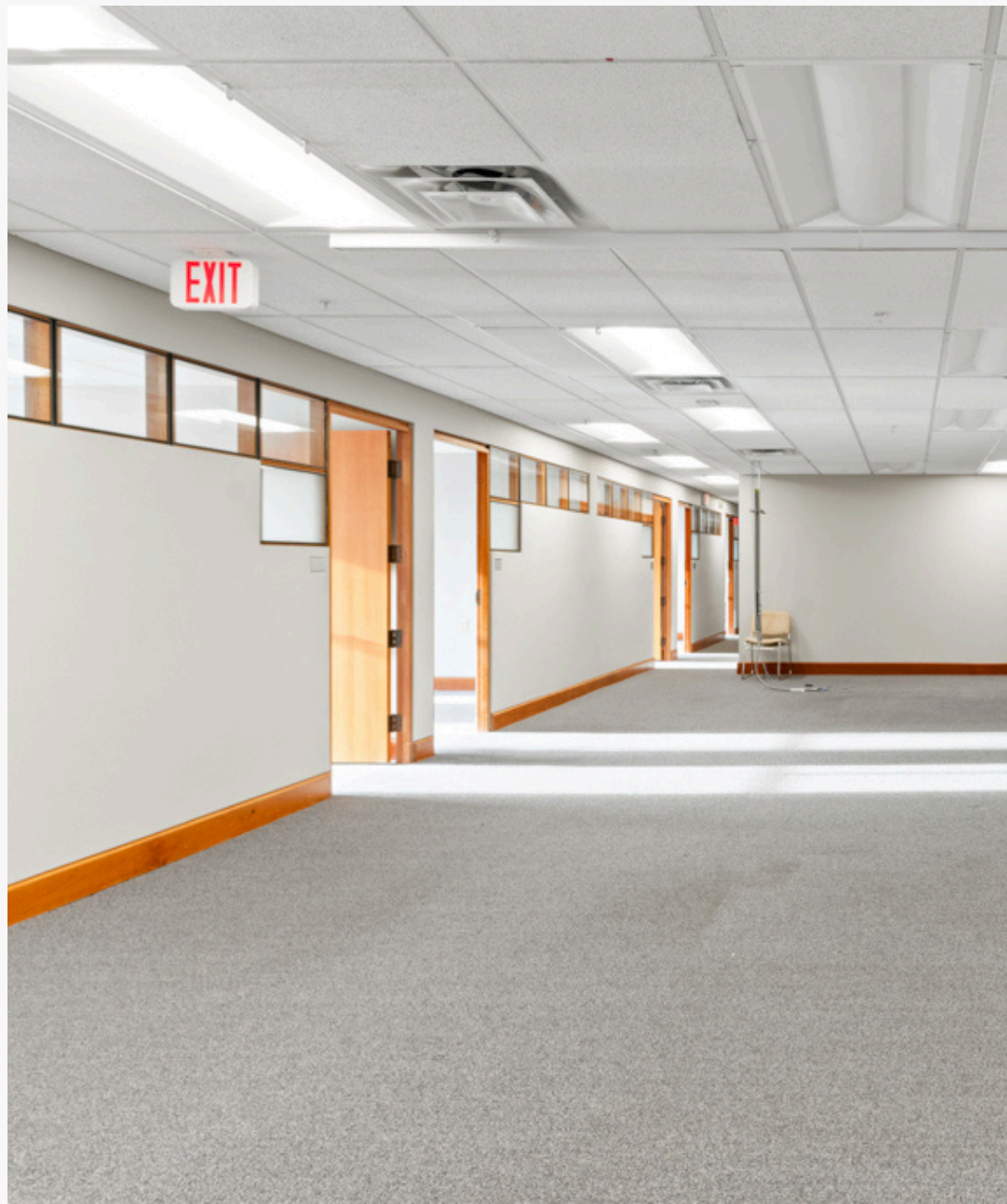


West Tower Floor Plans

Second Floor: 16,911± SF (Subdividable to 2,814± SF)



INTERIOR PHOTOS



MARKET OVERVIEW

AIR TRAVEL

With an annual economic impact of over \$1 Billion to the local economy, the Portland International Jetport ("PWM") provides non-stop service to 20 destinations on seven airlines. Passengers can connect to over 2,000 global destinations with just one connection out of PWM. Current airlines using the airport include American Airlines, Delta, Jetblue, Southwest, United, Sun Country and more.

TOP 10 BEST DOMESTIC AIRPORT

- TRAVEL + LEISURE - NOVEMBER/DECEMBER 2017

BEST AIRPORT BY SIZE AND CATEGORY

- AIRPORTS + TRAVEL - JULY/AUGUST 2017, 2018, 2019, 2020

PWM is busier than ever, serving over 2 million passengers in 2018 and 2019, surpassing the previous record set in 2017. The Jetport is under a 20-year, \$312 million plan that will accommodate nearly 40% more passengers than it is currently handling.

New York City - 5 hours

LOCAL TRAVEL

The site is well served by local and regional transportation systems including Interstate 295, Forest Ave and Route 302 which represent major employment and commercial corridors of the region. Beyond that, Interstate 295 connects to I-95, providing access to major cities. Portland is 50 minutes away from Portsmouth, NH, 1.5 hours away from Boston and 5 hours away from New York City, Quebec or Montreal.

Portland

Portsmouth - 50 minutes

Boston - 1.5 hours



CONTACT US



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