

FOR LEASE | OLD PORT OFFICE

131 Middle Street | Portland, ME



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 Cellardoor Winery at this great Old Port location

LEASE RATE: \$18.00/SF NNN



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

PROPERTY SUMMARY

131 Middle Street | Portland, ME



OWNER: Rackleff Block LLC

DEED: Book 17310 Page 246

ASSESSOR: Map 28 Block L Lot 7

LAND: 0.2178± AC

BUILDING SIZE: 27,120± SF

SPACE AVAILABLE: 3,445 to 6,891± SF third floor

YEAR BUILT: 1900, historic rehab 2003

CONFIGURATION: Several offices and open work area
Full kitchen

EXTERIOR: Brick and stone

FLOORING: Wood and carpet mix

ROOF: Flat

LIGHTING: Track, hanging, recessed mix

HVAC: Electric heat pump system
Tenant responsibility

ELECTRICAL: Circuit Breakers

RESTROOMS: Four per floor, plus shower

SPRINKLER: Dry system

CEILING: 11-12'± finished wood, exposed ductwork

UTILITIES: Municipal water & sewer

ELEVATOR: Yes

SIGNAGE: Lobby signage available

PARKING: Includes two tandem spaces

ZONING: B3 - Downtown Business
PAD - Pedestrian Activities District

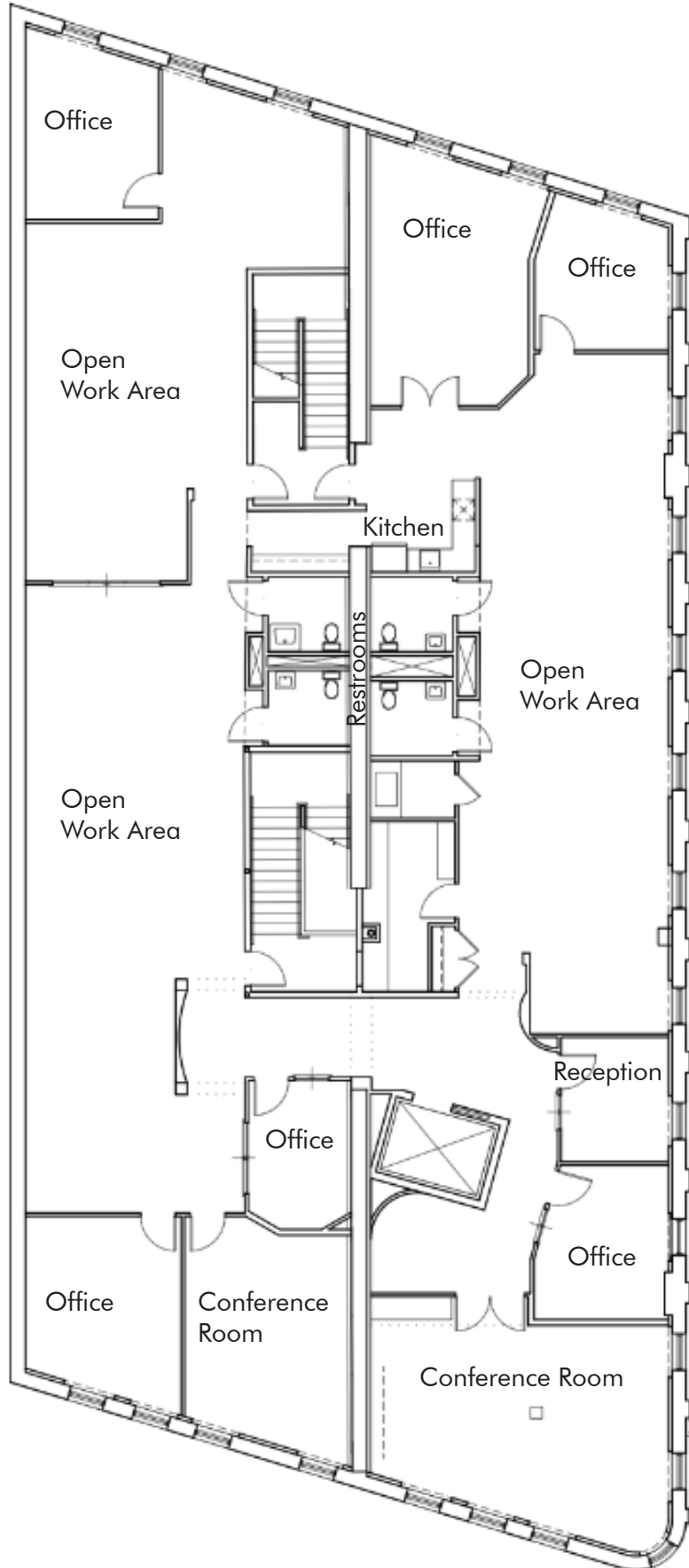
TAXES: \$42,946.24 (2022)

CAMS: Estimated at \$5.37/SF



FIRST FLOOR PLAN

131 Middle Street | Portland, ME



FOR LEASE | OLD PORT OFFICE

131 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 therefrom. 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