

FOR LEASE • RETAIL

127 Middle Street • Portland, ME

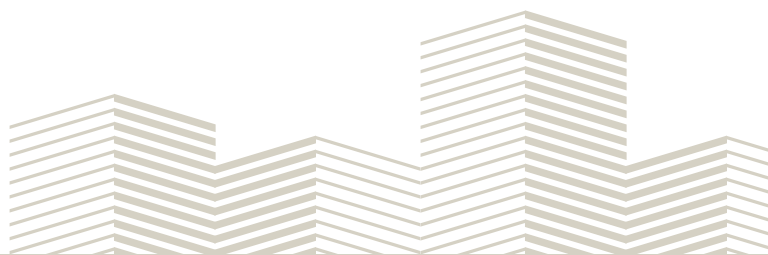


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3,512± SF OLD PORT RETAIL

- Beautifully renovated suite with high ceilings, wood floors, floor to ceiling windows from front to back
- Highly visible location in a retail corridor featuring several National tenants including Free People, Madewell, Athleta, Anthropologie and West Elm
- Open floor plan with private restroom and ADA access from the main lobby

\$43.00/SF NNN



PROPERTY SUMMARY

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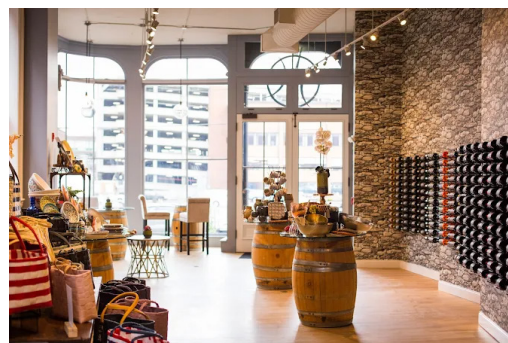
Site Info

| | |
|-----------------|---|
| OWNER: | Rackleff Block LLC |
| DEED: | Book 17310 Page 246 |
| ASSESSOR: | Map 28 Block L Lot 7 |
| SIGNAGE: | On building |
| PARKING: | Street and area lots/garages |
| ZONING: | B3 Downtown Business Portland Waterfront Historic District |
| PROPERTY TAXES: | \$58,588.00 (2026) |



Building Info

| | |
|-----------------|--|
| BUILDING SIZE: | 27,120± SF |
| YEAR BUILT: | 1867, historic rehab 2003 |
| CONSTRUCTION: | Brick and granite |
| STORIES: | Three |
| ROOF: | Flat, 2003, rooftop piping insulated including solid PVC jacketing 2025 |
| FOUNDATION: | Full, partially finished Storage available to Tenant |
| FLOORING: | Wood |
| CEILING HEIGHT: | Up to 18'± |
| ELEVATOR: | Yes |
| ELECTRICITY: | Separately metered |
| HVAC: | New TRANE HVAC system with matching ducted air handler and electric heat pump system |
| UTILITIES: | Municipal water/sewer |
| RESTROOM: | One |
| SPRINKLER: | Dry system |
| CAMS: | \$7.09/SF estimate 2026 |



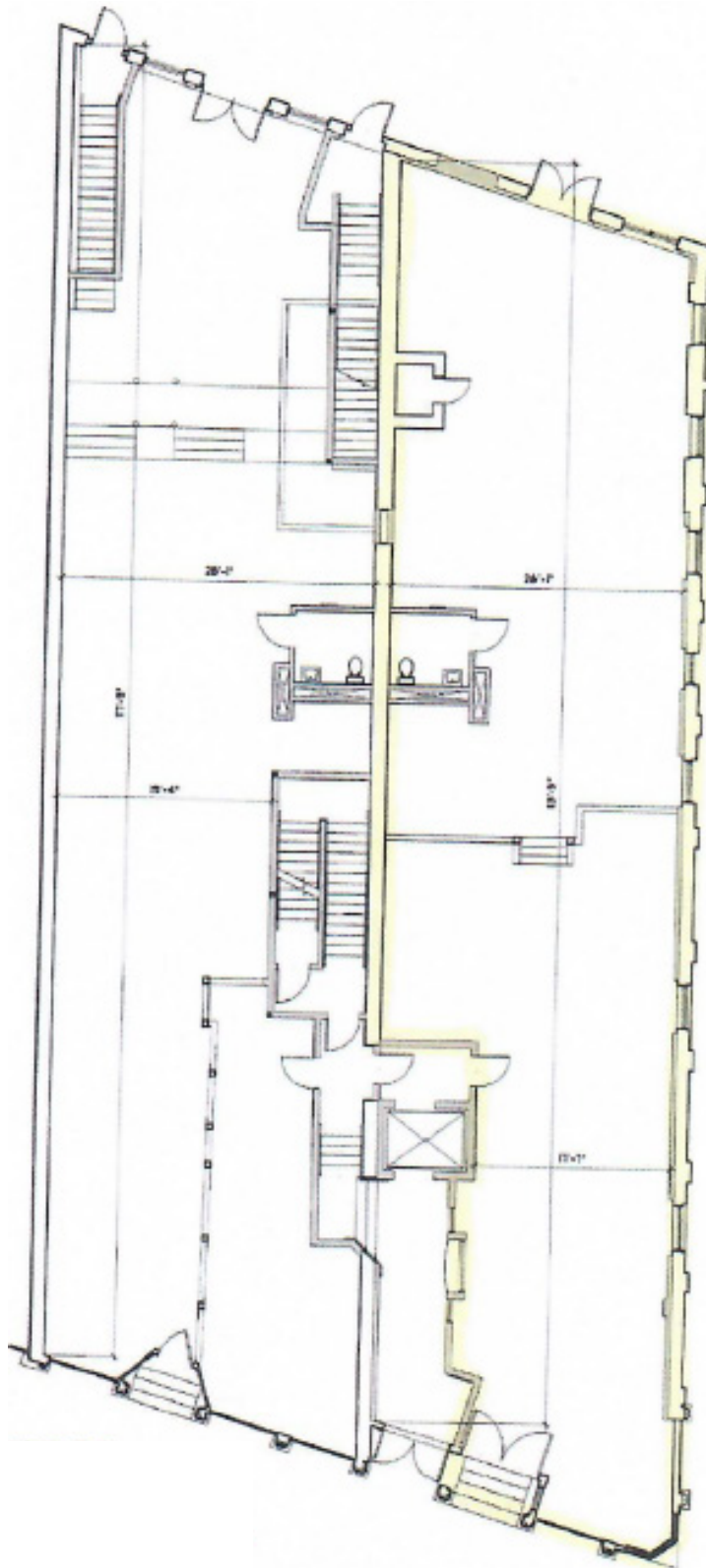
FLOOR PLAN

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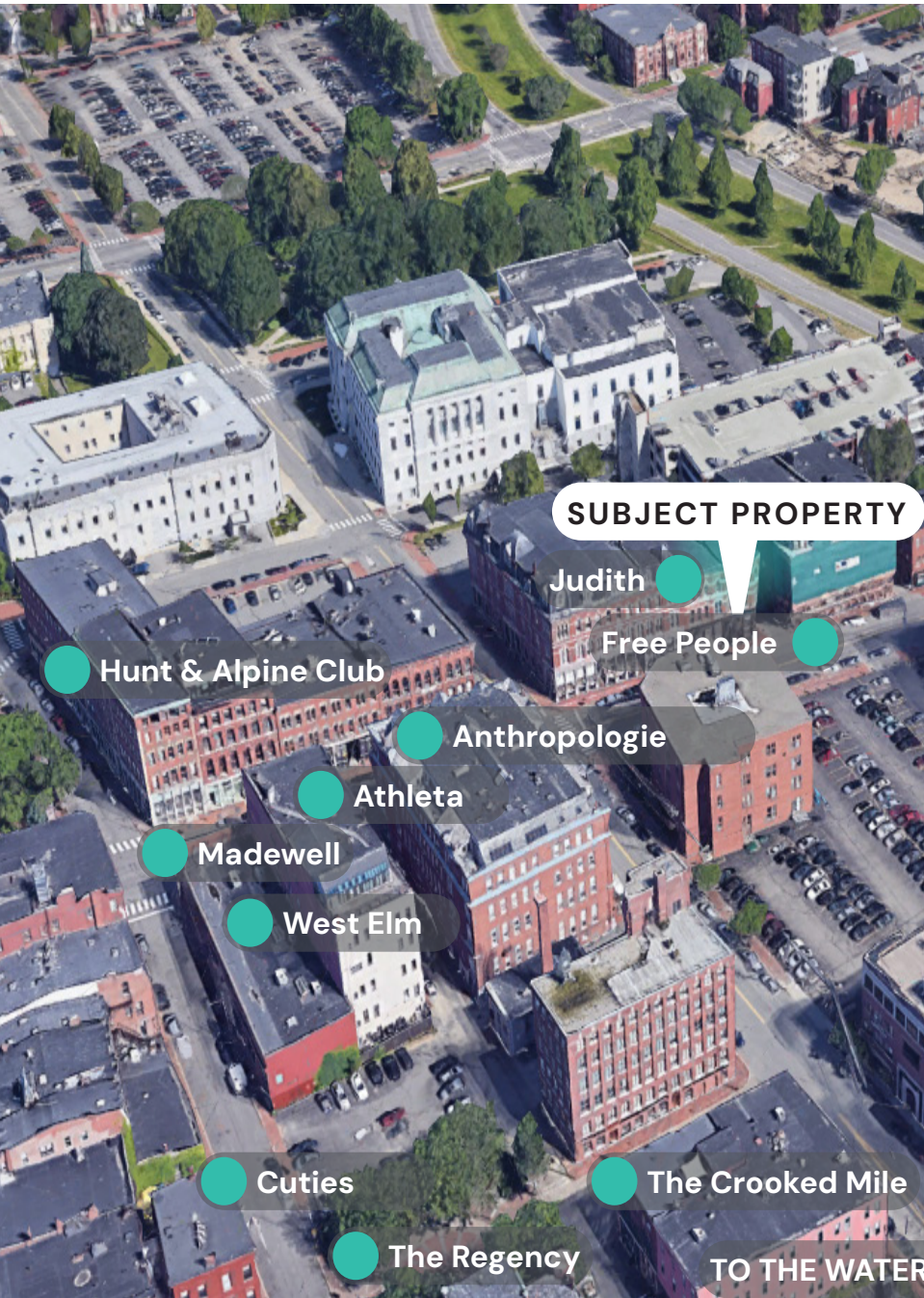
Configuration

Open floor plan, private bathroom, ADA access via the main lobby, option for seasonal outdoor area



LOCATION MAP

127 Middle Street • Portland, ME



NEARBY

DINE

The Crooked Mile Cafe



SHOP

FREE PEOPLE

judith *Madewell*

ANTHROPOLOGIE

ATHLETA *west elm*

STAY



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