

FOR LEASE • OFFICE SPACE

130 Middle Street • Portland, ME



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OFFICE SPACE

- 8,153± SF full third floor office space
- Nice layout with sixteen private offices, conference room, open work area, work room, two restrooms, kitchen, storage
- 2,500± SF first floor office/retail space
- Join Androskoggin Bank at this great Old Port location

LEASE RATE: \$21.00/SF NNN
Includes HVAC & hot water

PROPERTY SUMMARY

130 Middle Street • Portland, ME



Site Info

OWNER:	ELC LLC
DEED:	Book 12273, Page 111
ASSESSOR:	Map 29, Block E, Lot 1
LOT SIZE:	1.39± AC
SIGNAGE:	Building and lobby signage
ZONING:	B-3: Downtown Business



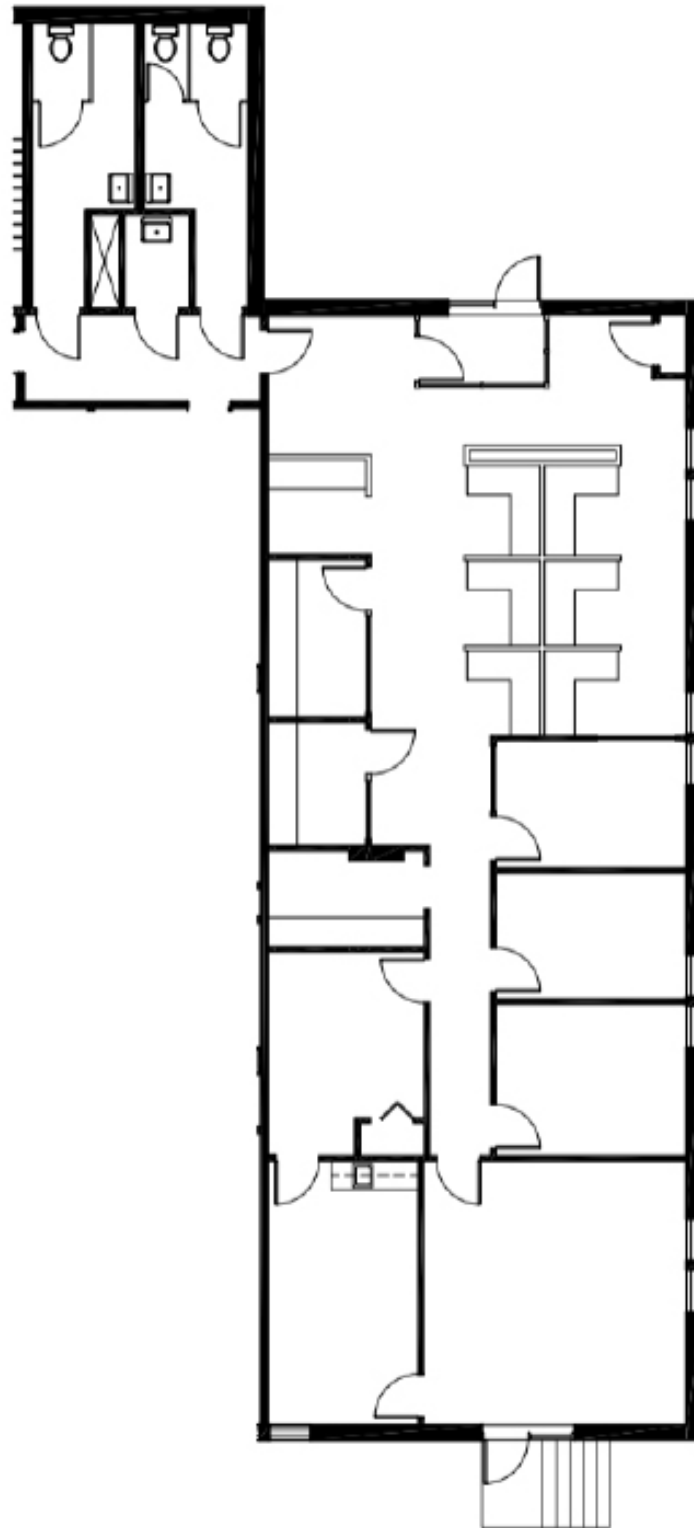
Building Info

BUILDING SIZE:	32,019± SF
AVAILABLE SPACE:	1st Floor: 2,500± SF 3rd Floor: 8,153± SF
YEAR BUILT:	1982
ROOF:	Flat
SIDING:	Brick and stone
FLOORING:	Carpet
CEILING HEIGHT:	8'±
ELECTRICITY:	Circuit breakers; LED mix lighting
HVAC:	Heat pump system
UTILITIES:	Municipal water/sewer
KITCHEN:	Yes
RESTROOM:	Two (2) private in space
ELEVATOR:	Yes with number pad lock for keyless entry
SECURITY:	Omega alarm
CAMS:	Estimated at \$7.75/SF



FIRST FLOOR PLAN

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THIRD FLOOR PLAN

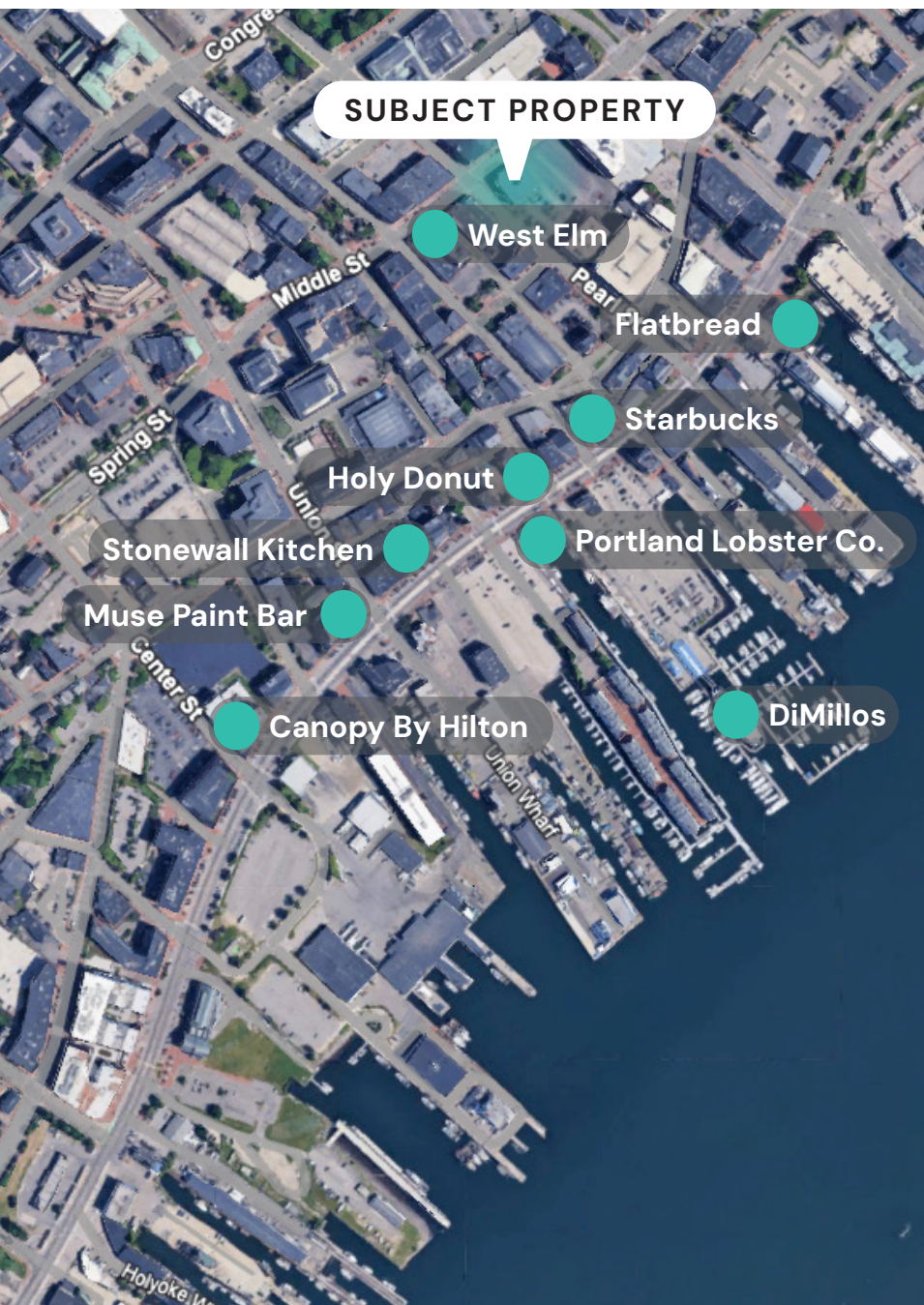
130 Middle Street • Portland, ME



PEARL STREET

LOCATION MAP

130 Middle Street • Portland, ME



NEARBY

STAY



DINE



SHOP

west elm



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