

FOR LEASE | OFFICE

130 Middle Street | Portland, ME



OLD PORT 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

LEASE RATE: \$21.00/SF NNN

includes HVAC and hot water

2,500± SF first floor office/retail space

LEASE RATE: \$25.00/SF NNN

includes HVAC and hot water



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PROPERTY SUMMARY

130 Middle Street | Portland, ME



OWNER: ELC LLC

DEED: Book 12273 Page 111

ASSESSOR: Map 29 Block E Lot 1

LAND: 1.39± AC

BUILDING SIZE: 32,019± SF

SPACE AVAILABLE: 8,153± SF

YEAR BUILT: 1982

CONFIGURATION: THIRD FLOOR: Sixteen private offices, conference room, open work area, kitchen, work room, two restrooms, storage

EXTERIOR: Brick and stone

FLOORING: Carpet

ROOF: Flat

LIGHTING: LED mix

HVAC: Heat pump system

ELECTRICAL: Circuit Breakers

RESTROOMS: Two private in space

CEILING HEIGHT: 8'

UTILITIES: Municipal water & sewer

ELEVATOR: Yes with number pad lock for keyless entry

SIGNAGE: Building and lobby signage

SECURITY: Omega Alarm

ZONING: B-3: Downtown Business

TAXES: \$104,780.30

CAMS: Estimated at \$7.75/SF



THIRD FLOOR PLAN

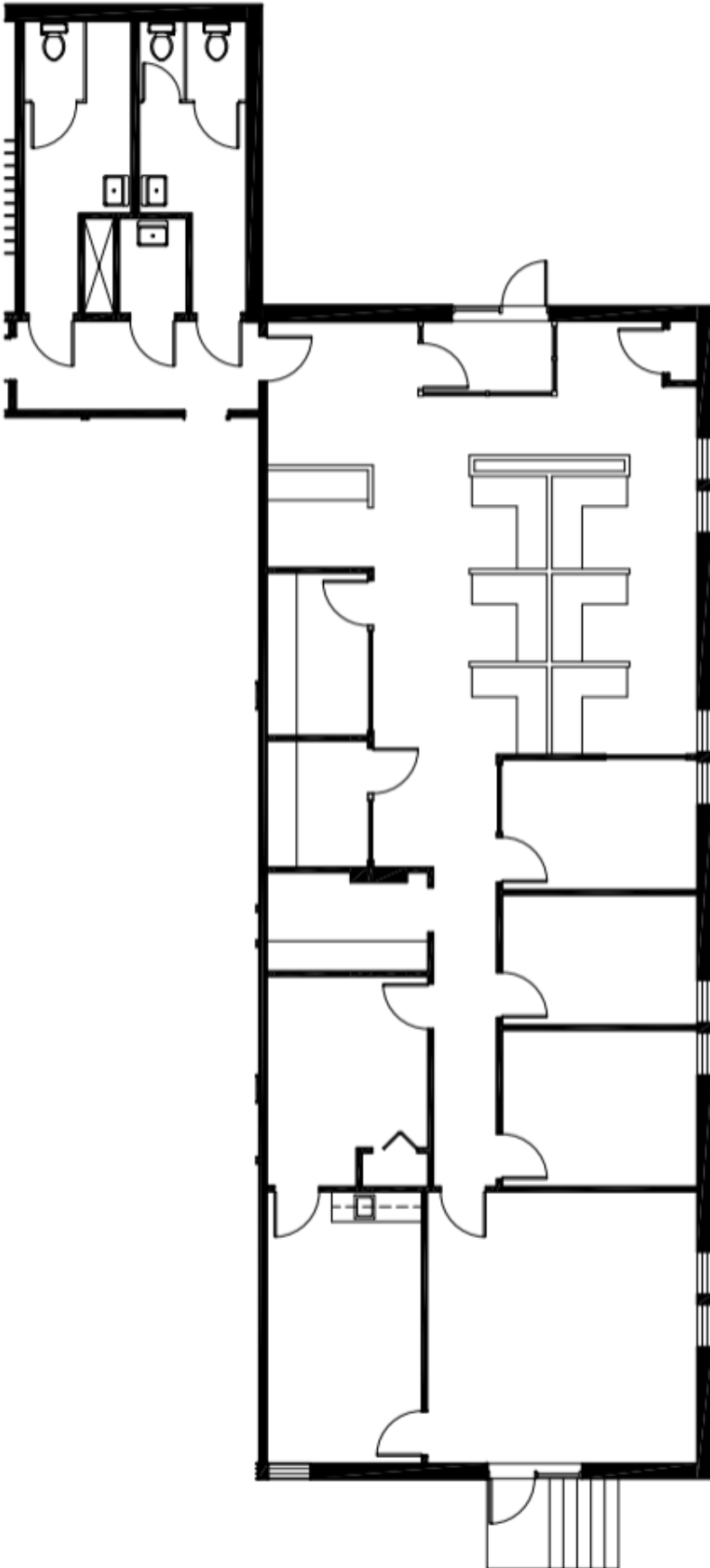
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PEARL STREET SIDE

FIRST FLOOR PLAN

130 Middle Street | Portland, ME



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Data SIO, NOAA, U.S. Navy, NGA, GEBCO



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