

# FOR LEASE • RETAIL SPACE

151 Middle Street • Portland, ME



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## LOWER LEVEL OLD PORT RETAIL

- 2,741 - 8,537± SF lower level restaurant/retail space, hood and grease trap already in place
- Join Anthropologie, Athleta, Casablanca Comics, Free People, Madewell and West Elm among others at this popular retail corridor along Middle Street
- Ample natural light with large daylight windows
- Walking distance to all Old Port amenities, several parking garages/lots, restaurants, banks, shops, City Hall and the courthouse complex

**LEASE RATE: \$15.75 - 23.75/SF MG**



# PROPERTY SUMMARY

151 Middle Street • Portland, ME



## Site Info

OWNER:	Leader Properties LLC
MANAGEMENT:	East Brown Cow
DEED:	Book 18391, Page 314
ASSESSOR:	Map 28, Block K, Lot 2
LOT SIZE:	0.564± AC
SIGNAGE:	Directory board in lobby across from elevator
PARKING:	Some on-site parking available
ZONING:	B3 – Downtown Business

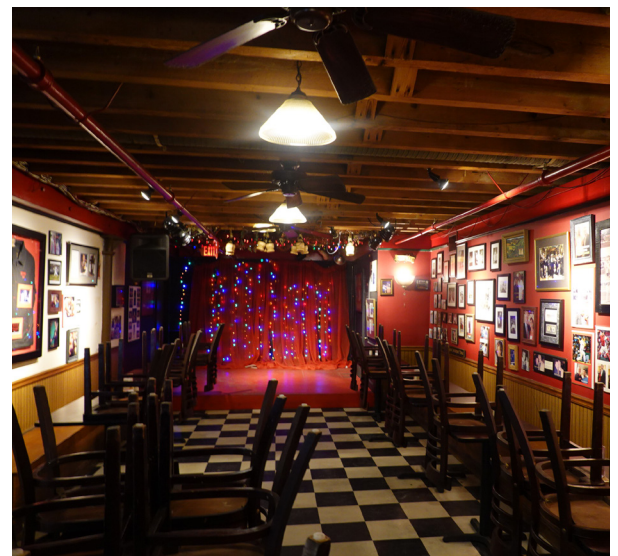
## Building Info

BUILDING SIZE:	54,400± SF
AVAILABLE SPACE:	2,741± SF former Anthony's Kitchen 5,796± SF retail space 8,537± SF combined
YEAR BUILT:	1900
CONSTRUCTION:	Brick & stone
FLOORING:	Hardwood, tile & carpet mix
CEILING HEIGHT:	12'±
LIGHTING:	Parabolic
HVAC:	Gas-fired heat/electric A/C HVAC safety upgrades with maximum increase in fresh air, MERV 13 filter upgrades & REME Halos for ionization upon air release by units
UTILITIES:	Municipal water/sewer
RESTROOM:	Common area restrooms
SPRINKLER:	Wet system
ELEVATOR:	Yes

## Property Management

East Brown Cow and its affiliates comprise a real estate management, investment, and development firm based in the historic Old Port neighborhood of Portland, Maine. Since its establishment in 1989, the company's portfolio has grown to include 37 properties totaling more than 1.34 million square feet across the greater Portland urban area, including 31 buildings in the Old Port alone.

East Brown Cow seeks to create meaningful connections to the surrounding urban fabric through high-quality design and the carefully curated use of its properties while providing first-class management services to its tenants. All acquisitions and developments are grounded in the company's commitment to environmental stewardship, excellence in design and historic preservation, and the activation of publicly accessible spaces while exploring new technologies in urban real estate.



# LEASE INFORMATION

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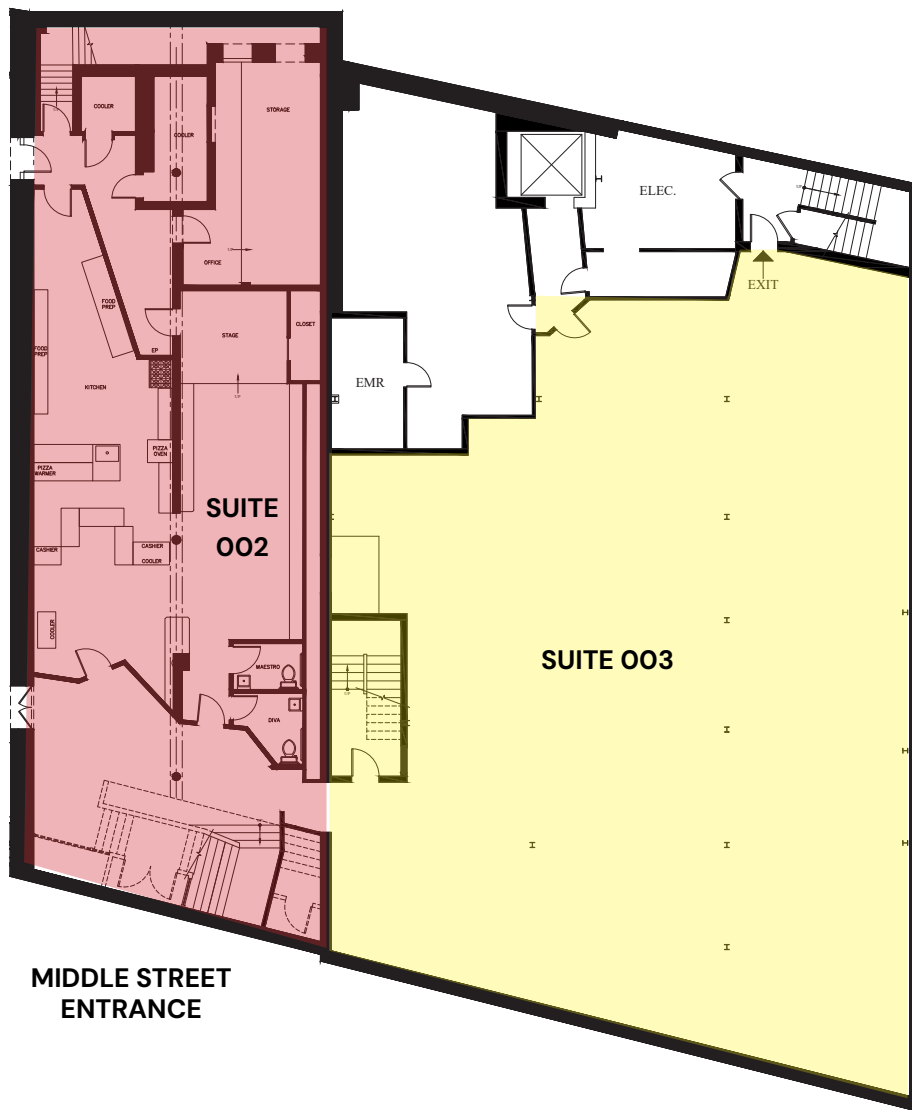


## Suite 002

<b>SIZE:</b>	2,741± SF
<b>CONFIGURATION:</b>	Restaurant dining and waiting area, kitchen, storage, office
<b>PRICE/SF:</b>	\$23.75/SF MG
<b>EXPENSES:</b>	Increases over base year operating expenses and real estate taxes Tenant responsible for heat, A/C and electricity

## Suite 003

<b>SIZE:</b>	5,796± SF
<b>CONFIGURATION:</b>	Open floor plan with a back room employee/office area
<b>PRICE/SF:</b>	\$15.75/SF MG
<b>EXPENSES:</b>	Increases over base year operating expenses and real estate taxes Tenant responsible for heat, A/C and electricity



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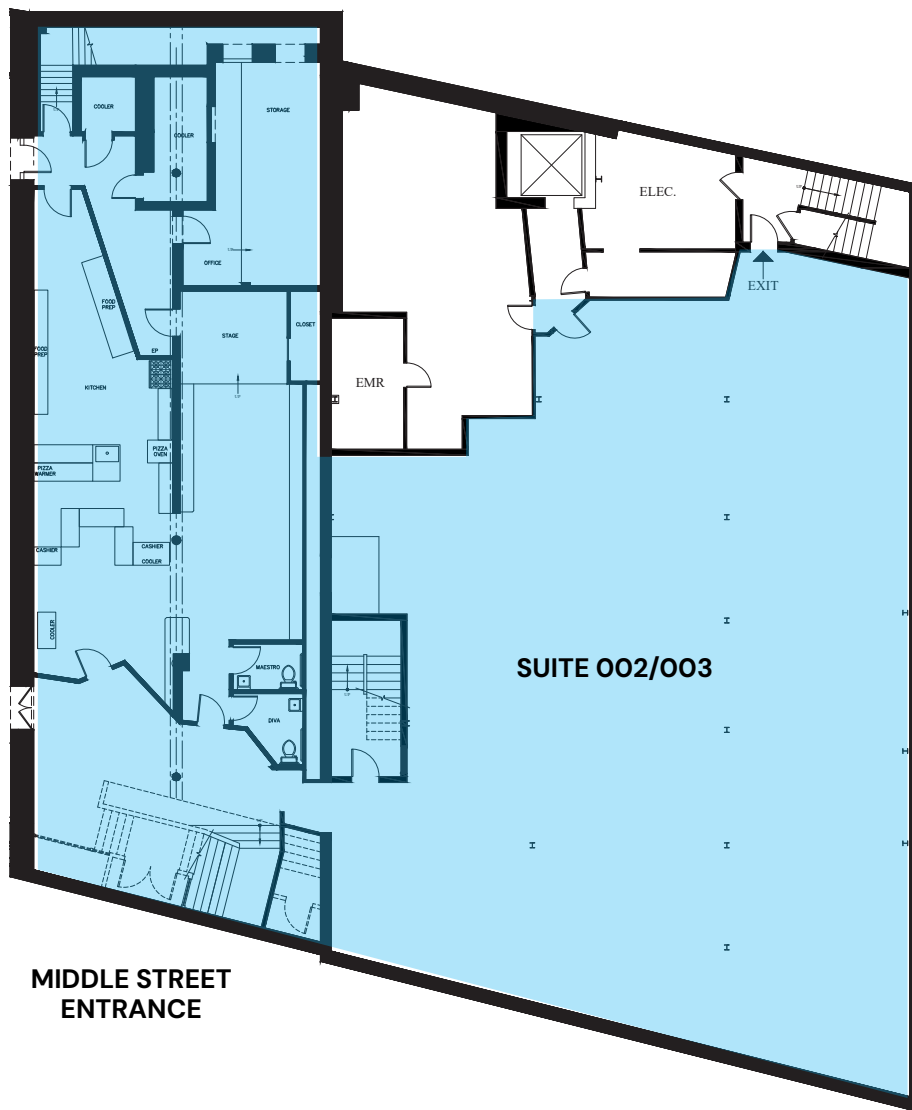
## Suite 002/003

**SIZE:** 8,537± SF

**CONFIGURATION:** Restaurant dining and waiting area, kitchen, storage, office on one side and open floor plan with a back room employee/office area on the other

**PRICE/SF:** \$18.50/SF MG

**EXPENSES:** Increases over base year operating expenses and real estate taxes  
Tenant responsible for heat, A/C and electricity



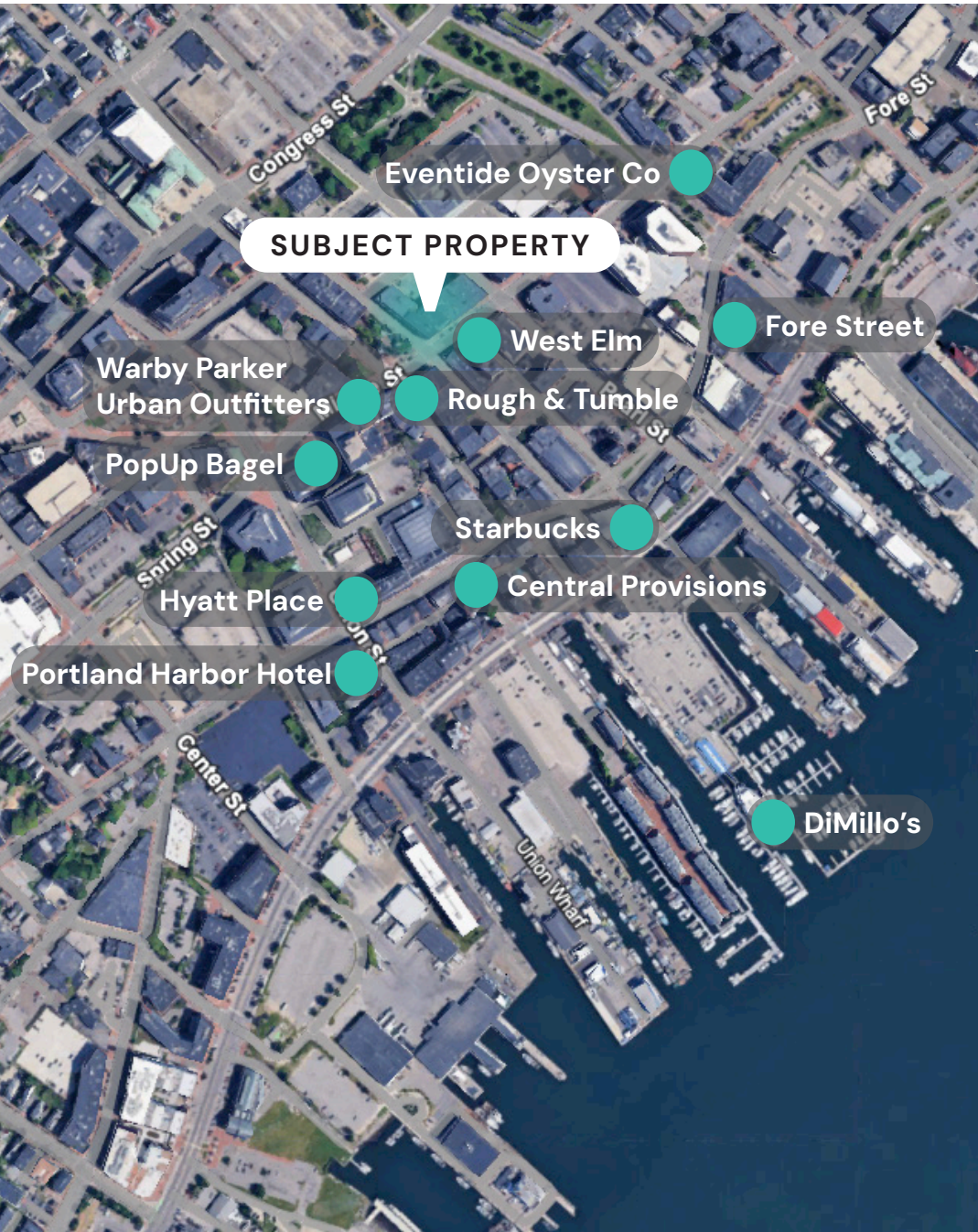
# PHOTOS

151 Middle Street • Portland, ME



# LOCATION MAP

151 Middle Street • Portland, ME



**NEARBY**

**STAY**

**DINE**

**FORE STREET**

**SHOP**

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