

FOR LEASE

MODERN OFFICE SPACE

16 MIDDLE STREET, PORTLAND, MAINE 04101



CBRE | The Boulos Company

Part of the CBRE affiliate network



PROPERTY OVERVIEW

CBRE | The Boulos Company is excited to present **16 Middle Street** For Lease. This 47,734± SF office tower was recently completed and is Portland's newest office building.

Already approximately 70% leased, two unique space options are available. These include a full floor of 10,754± SF and a half floor of 5,377± SF.

In downtown Portland, parking is difficult to secure. However, **16 Middle Street** has reserved, market-rate parking for the building in the adjacent Ocean Gateway Parking Garage. Access is available directly through the first floor of the building. The parking ratio is approximately 2.6 spaces per 1,000 SF.

16 Middle Street is in the heart of Portland's East End resurgence. New buildings under construction include the 100,000± SF WEX corporate headquarters, a proposed office/hotel redevelopment at the adjacent Shipyard site, plus numerous residential projects.

We encourage you to discover **16 Middle Street**. It may be the office location you have dreamed about.

PROPERTY DETAILS

BUILDING INFORMATION

OWNER:	16 Middle Street Associates, LLC
BUILDING/UNIT SIZE (RSF):	47,374± SF
AVAILABLE SPACE:	1,220–10,754± SF
NUMBER OF STORIES:	Five (5)
YEAR BUILT:	2017
ZONING:	IS-FBC
PARKING TYPE:	Adjacent parking garage accessed from 1st floor
PARKING RATIO:	Approximately 2.6 spaces per 1,000 SF at market rates
HVAC:	Gas-fired, separately metered; central A/C
ELEVATOR:	Yes

AVAILABLE SPACES

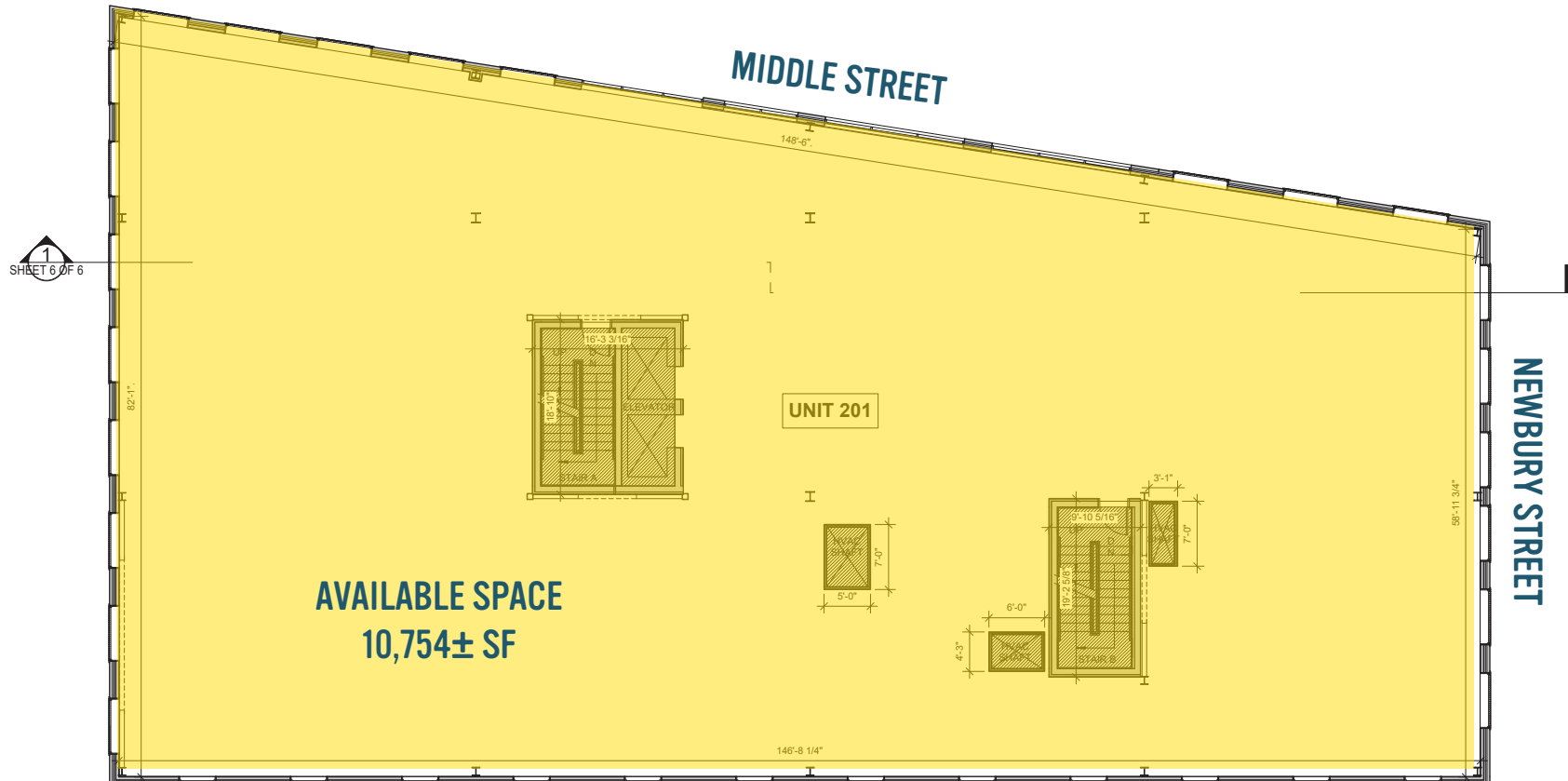
SUITE/NUMBER:	201	SUITE/NUMBER:	302
SUITE FLOOR:	2	SUITE FLOOR:	3
FLOOR SIZE:	10,754± SF	FLOOR SIZE:	10,754± SF
AVAILABLE SPACE:	5,377–10,754± SF	AVAILABLE SPACE:	1,220± SF
T.I. ALLOWANCE:	\$50/SF	T.I. ALLOWANCE:	\$50/SF
LEASE RATE:	\$22/SF NNN	LEASE RATE:	\$22/SF NNN
NNN EXPENSES:	\$5.47/SF (est.)	NNN EXPENSES:	\$5.47/SF (est.)



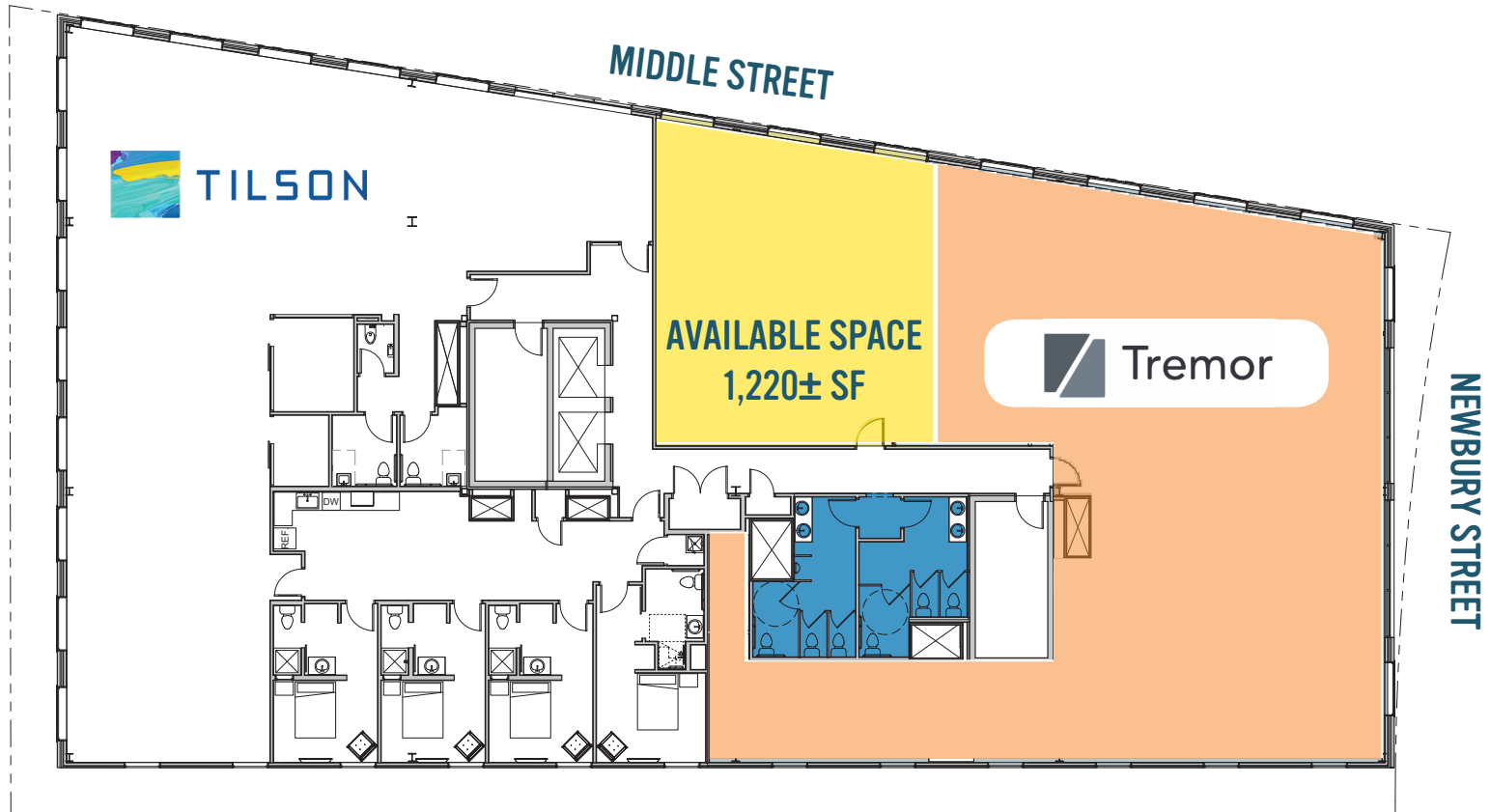


* EXAMPLES OF EXISTING TENANT'S SPACE WITHIN THE BUILDING

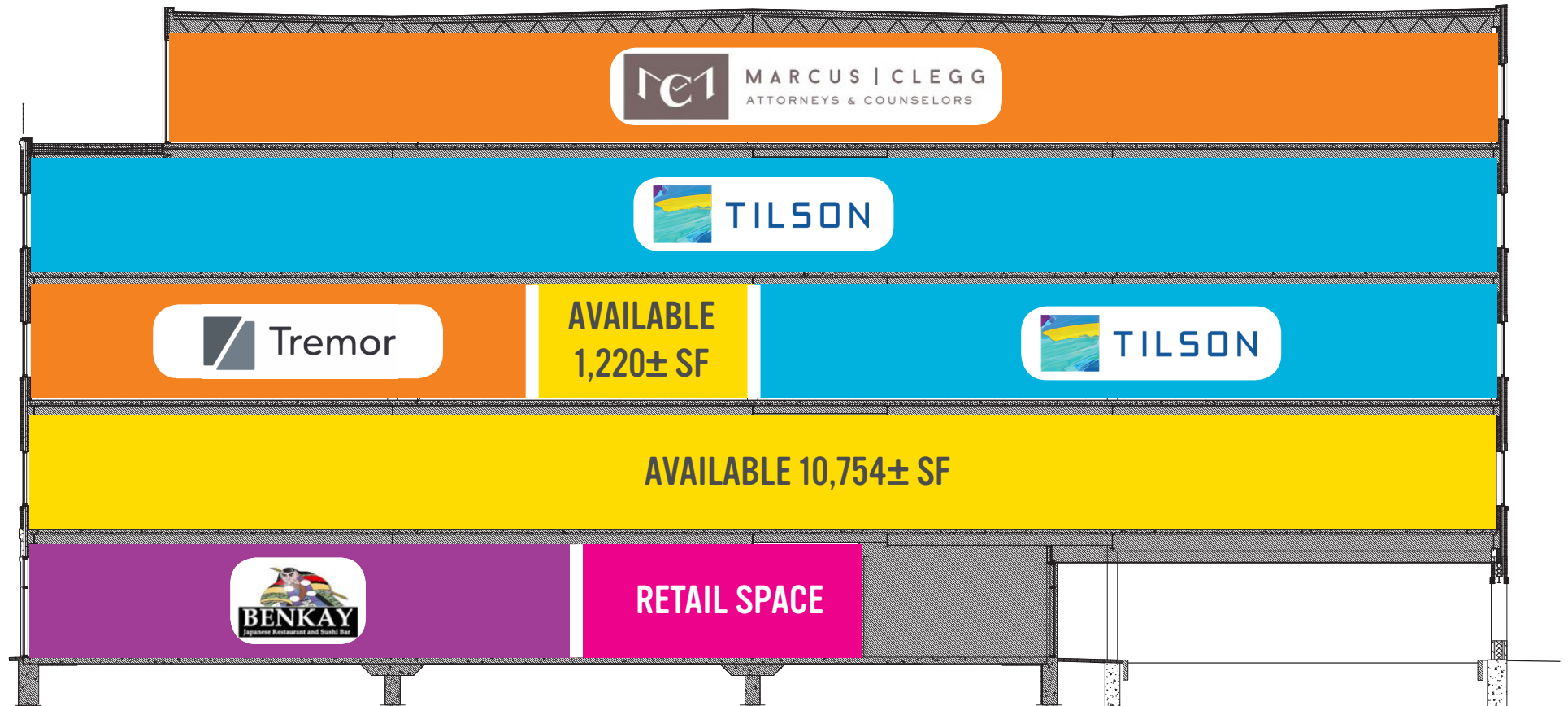
2nd FLOOR PLAN



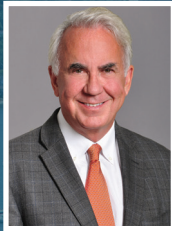
3rd FLOOR PLAN



STACKING CHART



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