

FOR LEASE

DOWNTOWN OFFICE

100
MIDDLE STREET
Portland, Maine

ALBANY ROAD
REAL ESTATE PARTNERS



PROPERTY SUMMARY

CLASS A OFFICE SPACE

100 Middle Street is one Portland's most significant downtown Class A office buildings consisting of two seven-story office towers connected by a common lobby with atrium.

- + 195,000± SF, high-profile Class A office located in Downtown Portland
- + 5,355± sf of third floor space available for lease
- + Easy access from I-295 via Franklin Arterial
- + Close proximity to Portland's Old Port
- + Includes 254-space parking deck and garage (1.3 spaces per 1,000 sf)
- + Lease Rate: \$23.00/sf MG (includes HVAC)



CBRE | The Boulos Company

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One Canal Plaza, Ste 500
Portland, ME 04101
207.772.1333
boulos.com

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PROPERTY DETAILS

Building Size	195,000± SF
Year Built	1987
Land Area	1.59± Acres
Available Space	5,355± SF (3rd Floor)
Zoning	B-3 (Business District)
HVAC	Gas-fired, hot water heat; Central A/C
Elevators	Four (4)
Sprinkler	Yes, wet and dry systems
Water/Sewer	Municipal
Lighting	2x4 Parabolic T-8 bulbs
Restrooms	Common, per floor
Parking	254-space parking deck and garage (1.3/1,000sf)
Other Tenants	Bernstein Shur, Berry Dunn, U.S. Attorney's Office, Citizen's Bank, Morgan Stanley Smith Barney, and Northcross Group
Lease Rate	\$23.00/sf Modified Gross (includes HVAC)
Tenant Expenses	Tenant responsible for electricity (lights and plugs) and janitorial.





PROPERTY PHOTOS



FOR LEASE DOWNTOWN OFFICE



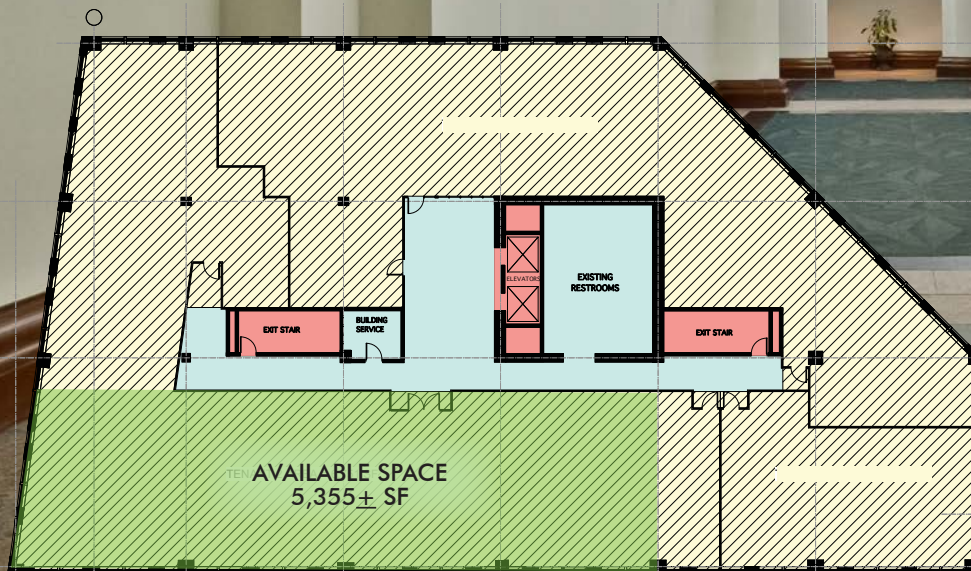
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FLOOR PLANS THIRD FLOOR





EXTERIOR PHOTOS

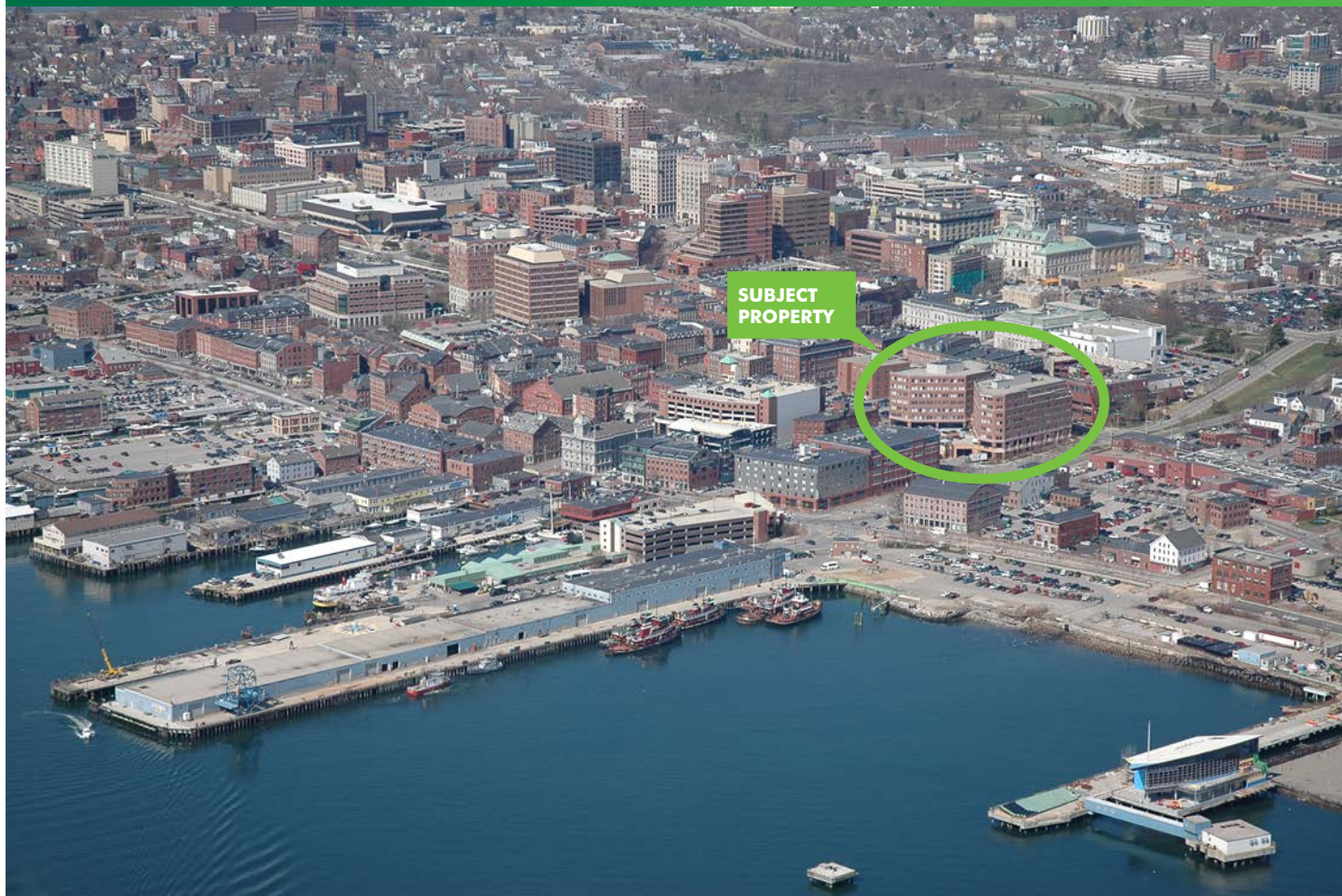


**GARAGE AND
DECK PARKING**



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