

PROFESSIONAL OFFICE SUITE

2,080± SF • FOR LEASE



MIDDLE STREET • PORTLAND

This suite is located on the 3rd floor at 115 Middle Street near Franklin Arterial. The property has easy accessibility and is well located to parking facilities, Old Port shops, restaurants, banking, the courthouse complex, city hall and other professional offices.

(4) private offices Kitchenette
Conference room Restroom
Reception

(3) parking spaces (rear of building)
available for lease with the space

Broker: Peter Harrington
(207) 772-0088 direct | (207) 772-2422 office
peter@malonecb.com

115 MIDDLE STREET

PROPERTY SUMMARY

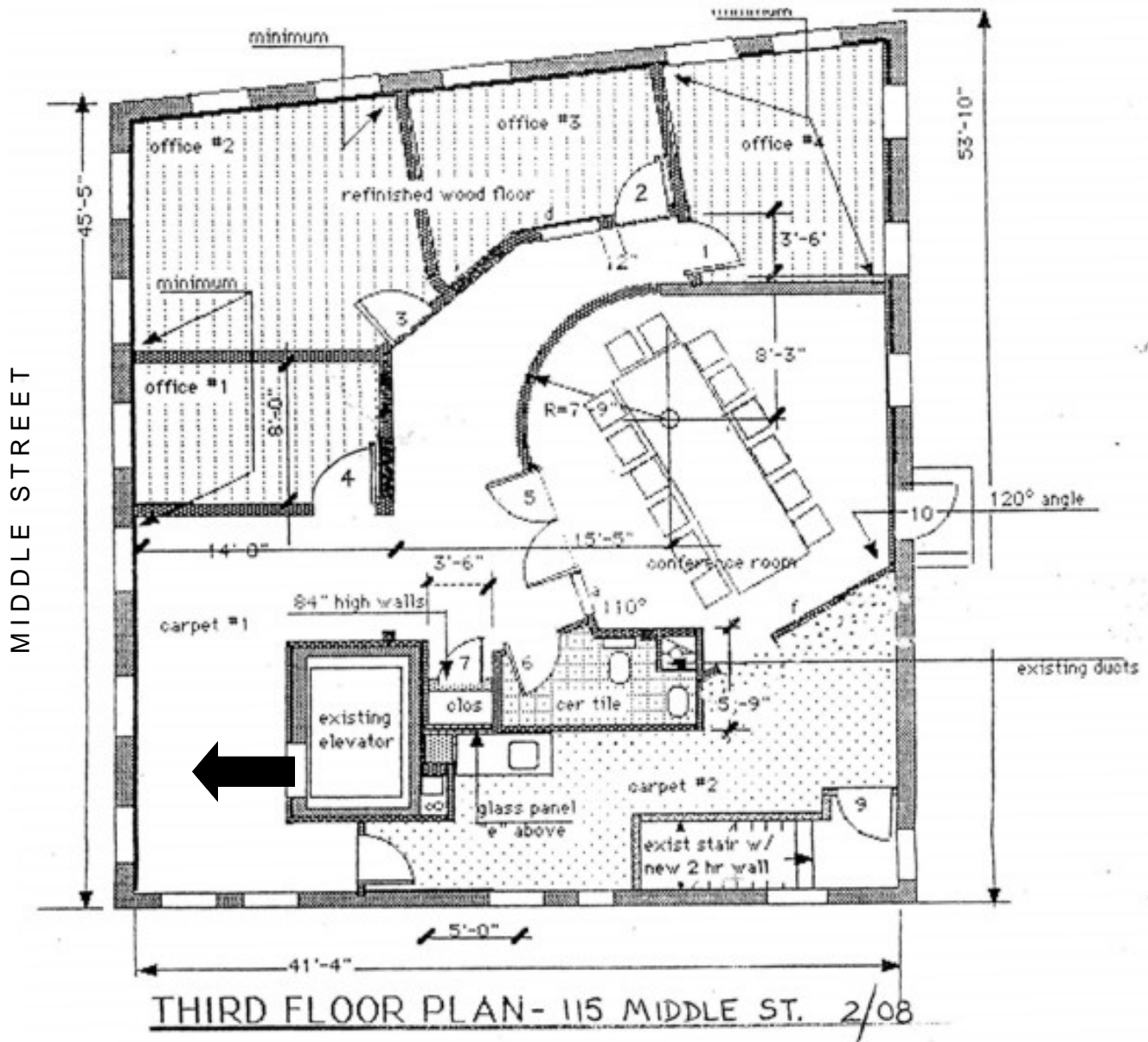
ADDRESS:	115 Middle Street Portland, ME 04101
LANDLORD:	Brothers Three LLC
SPACE:	2,080± SF - Third Floor
AVAILABLE:	Now
TOTAL BLDG. SF:	6,240± SF
ZONE:	B-3 (Downtown Business District)
USE:	Office
BUILT:	1900 - Renovated 1998/99
STORIES:	3 plus basement
CONSTRUCTION:	Brick/stone
HVAC:	Hot air/central A/C
ELECTRICAL:	220 volt
FLOORING:	Carpet / wood
INTERIOR:	Exposed brick with white walls
CEILINGS:	Acoustical tile
LIGHTING:	Parabolic and recessed fixtures
RESTROOMS:	1
SIGNAGE:	Per city code and regulations
PARKING:	(3) spaces in back of building available for lease with space at \$125 per space per month
LEASE RATE:	\$11.75 PSF Triple Net (NNN)
NNN EXPENSES:	\$6.00 PSF (2010 estimated)
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FLOOR PLAN

GARDEN LANE



This 2,080± SF suite includes:

- 4 offices
- Conference room
- Waiting area
- Kitchenette

GENERAL AREA

115 MIDDLE STREET



Malone Commercial Brokers, Inc.
5 Moulton Street
Portland, Maine 04101



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