

PROFESSIONAL OFFICE SUITE

MIDDLE STREET - PORTLAND

FOR LEASE



Beautifully appointed offices located on the 3rd floor in the historic Thompson Block on Middle Street. This 1,460± SF suite features:

Up to 4 private offices
Reception and open work area

Building amenities for tenants include:

fully equipped fitness center
men's and women's locker rooms with showers

The Thompson Block is a mixed use building of retail, office and professional services businesses.

Broker:

Peter Harrington

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121 Middle Street Lobby



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121 MIDDLE STREET

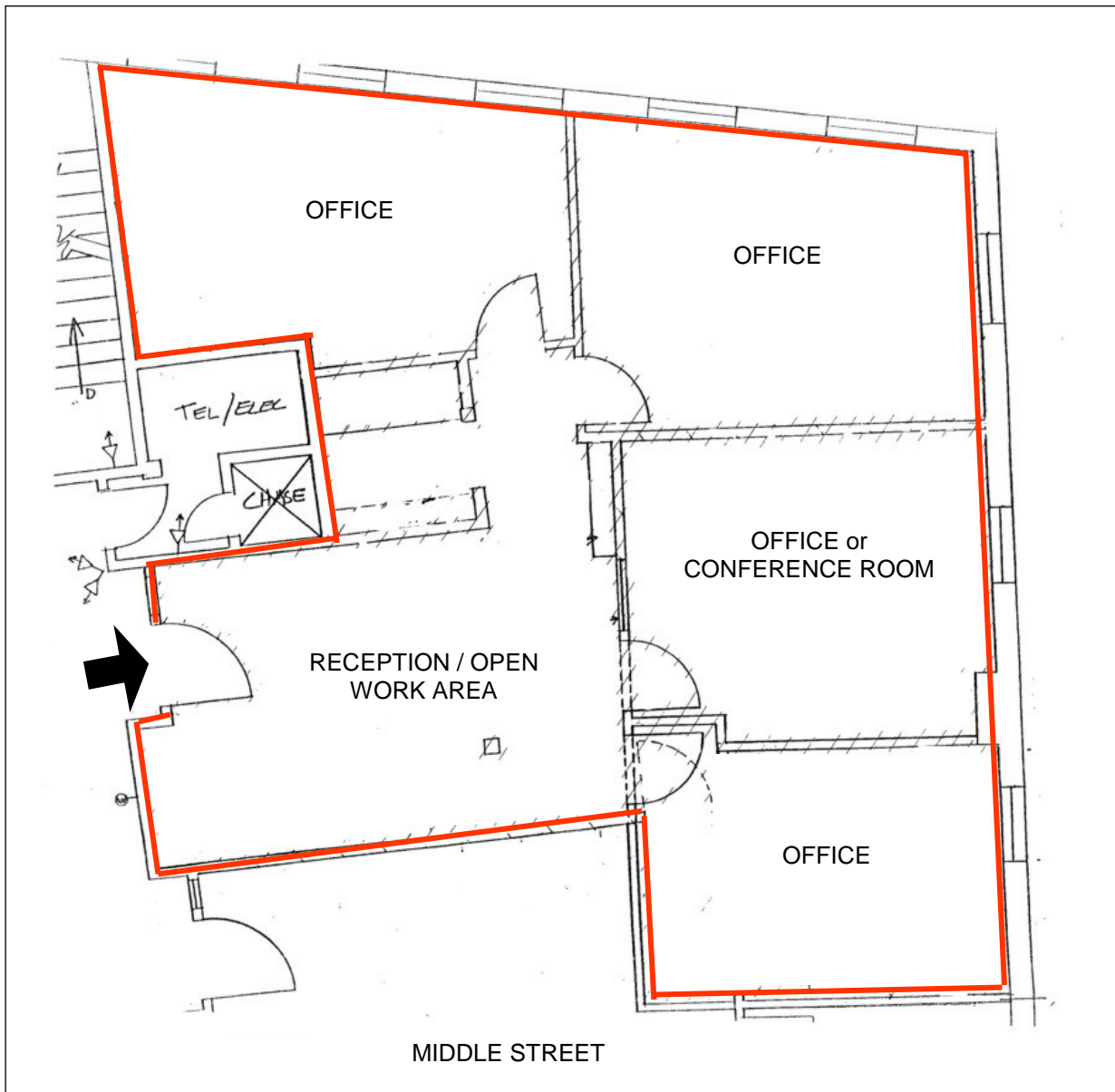
PROPERTY SUMMARY

ADDRESS:	121 Middle Street, Portland, ME 04101
LANDLORD:	123 LLC
SPACE:	Suite 301 - 1,460± SF
TOTAL BLDG. SF:	33,073± SF
ZONE:	B-3 (Downtown Business District) PAD (Pedestrian Activities Overlay District)
USE:	Professional offices
BUILT:	1868
STORIES:	4
CONSTRUCTION:	Brick/stone
HVAC:	Oil-fired, water source, closed loop heat pump system
ELECTRICAL:	3-phase, 208 volt/110 amp
FLOORING:	Carpet
CEILINGS:	8±' to 12±'
LIGHTING:	Parabolic/fluorescent mix
RESTROOMS:	Common area restrooms each floor
SIGNAGE:	Lobby directory signage
LEASE RATE:	\$18.00 PSF Modified Gross (MG) includes heat & A/C
EXPENSES:	Increases over base year operating expenses and real estate taxes
AMENITIES:	Use of on site fitness center in basement
AVAILABLE:	October 2009 or sooner
BROKER:	Peter Harrington (207) 772-2422 peter@malonecb.com

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FLOOR PLAN



Suite 301's layout includes:

- Up to (4) private offices, one of which could be a conference room instead
- Large reception and open work area
- Storage/closet space

ON SITE FITNESS CENTER



The fitness center is located in the basement at 121 Middle Street. Photos here show some of the equipment and the women's locker room.



The men's and women's locker rooms have showers and bathrooms and are directly off the equipment areas.

Other features include: wall-mounted cable television and full mirrored wall with rail, scale.



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