



MALONE

Commercial and Investment Real Estate

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PROFESSIONAL OFFICE SUITE

MIDDLE STREET • PORTLAND



742± SF

office suite available. Building amenities for tenants include a fully equipped fitness center with men's and women's locker rooms in the basement. Located on the 4th floor of 121 Middle Street a.k.a. the historic Thompson Block building. The suite features:

- (2) private offices (one of which could also be a conference room)
- outer reception/waiting area

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

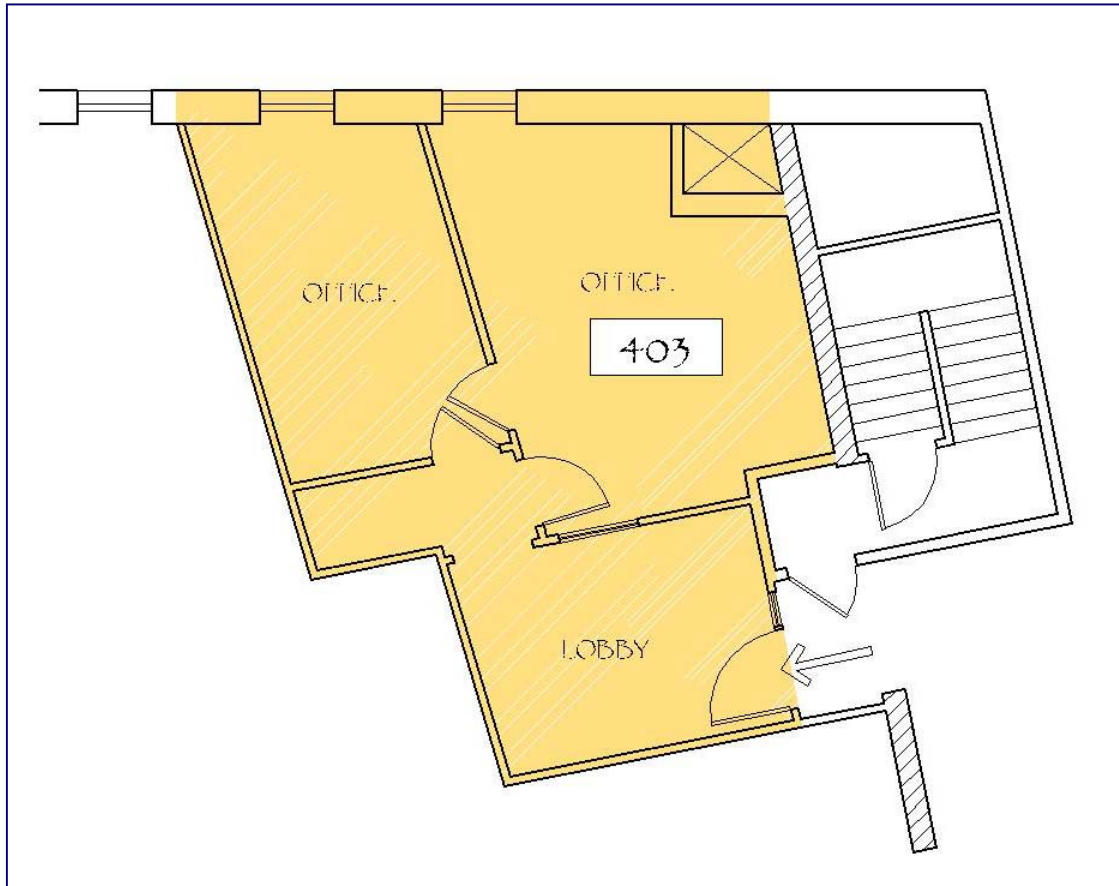
For further information and to see this property contact:

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121 Middle Street Lobby

PROPERTY SUMMARY



ADDRESS:	121 Middle Street Portland, Maine	FLOORING:	Carpet
LANDLORD:	123 LLC	CEILING:	8± to 12±'
ZONE:	B3 Downtown Business and PAD (Pedestrian Activities District) Zones	LIGHTING:	Flourescent
SPACE:	742± SF - Suite 403	HVAC:	Oil-fired, water source, closed loop heat pump system
CONFIGURATION:	(2) private offices, reception	ELEVATOR:	Yes
AVAILABLE:	Now	ELECTRICAL:	3-phase, 208V/110 amp
BUILT:	1868	SIGNAGE:	Lobby directory signage
EXTERIOR:	Brick/stone	LEASE RATE:	\$18.00 PSF Modified Gross (MG) <i>(includes heat & A/C)</i> <i>Tenant to pay increase over base year operat- ing expenses</i>
INTERIOR:	Exposed brick walls	BROKER:	Peter Harrington (207) 772-2422 peter@malonecb.com