

MIDDLE STREET RETAIL



1,300± SF is available for sublease at 151 Middle Street in Portland. Join Bull Moose Music, Casablanca Comics, Videoport, Anthony's Italian Kitchen, Studio One, Portland Chamber of Commerce and others. The space can be accessed from Middle Street or from the parking lot behind the building off of Pearl and Newbury Streets. The property is centrally located to major points and corridors within the Old Port and Downtown areas.

For further information and to see this property contact:

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MALONE

Commercial and Investment Real Estate

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151 MIDDLE STREET

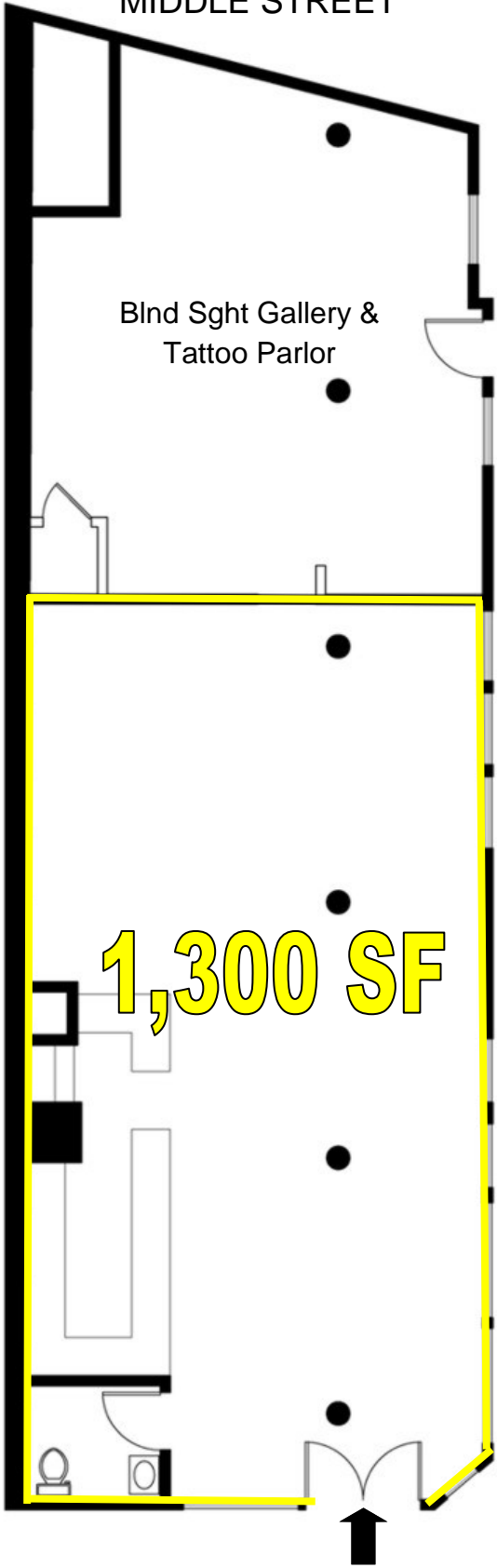
PROPERTY SUMMARY

ADDRESS: 151 Middle Street Portland, ME 04101

LANDLORD:	Leader Properties LLC	SIGNAGE:	Per city code and regulations
SUB-LANDLORD:	Maple's Organics	RESTROOMS:	Restroom in the space
SPACE:	1,300± SF - Suite 100	PARKING:	Parking in common after 5:00 p.m. on weekdays and on weekends.
ZONE:	B-3 (Downtown Business) PAD (Pedestrian Activities Overlay)	UTILITIES:	Public water and sewer
USE:	Retail	TERM:	Sublease term thru July 2010 Longer term available from landlord
STORIES:	3 plus basement	SUB-LEASE RATE:	\$20.40 PSF Modified Gross (MG)
CONSTRUCTION:	Brick/stone	EXPENSES:	Increases over base year operating expenses and real estate taxes
HVAC & ELECTRICITY:	<ul style="list-style-type: none">• Gas-fired heat / electric A/C• Space shares heat, air and electricity expenses with adjacent space	BROKER:	Peter Harrington (207) 772-2422 peter@malonecb.com

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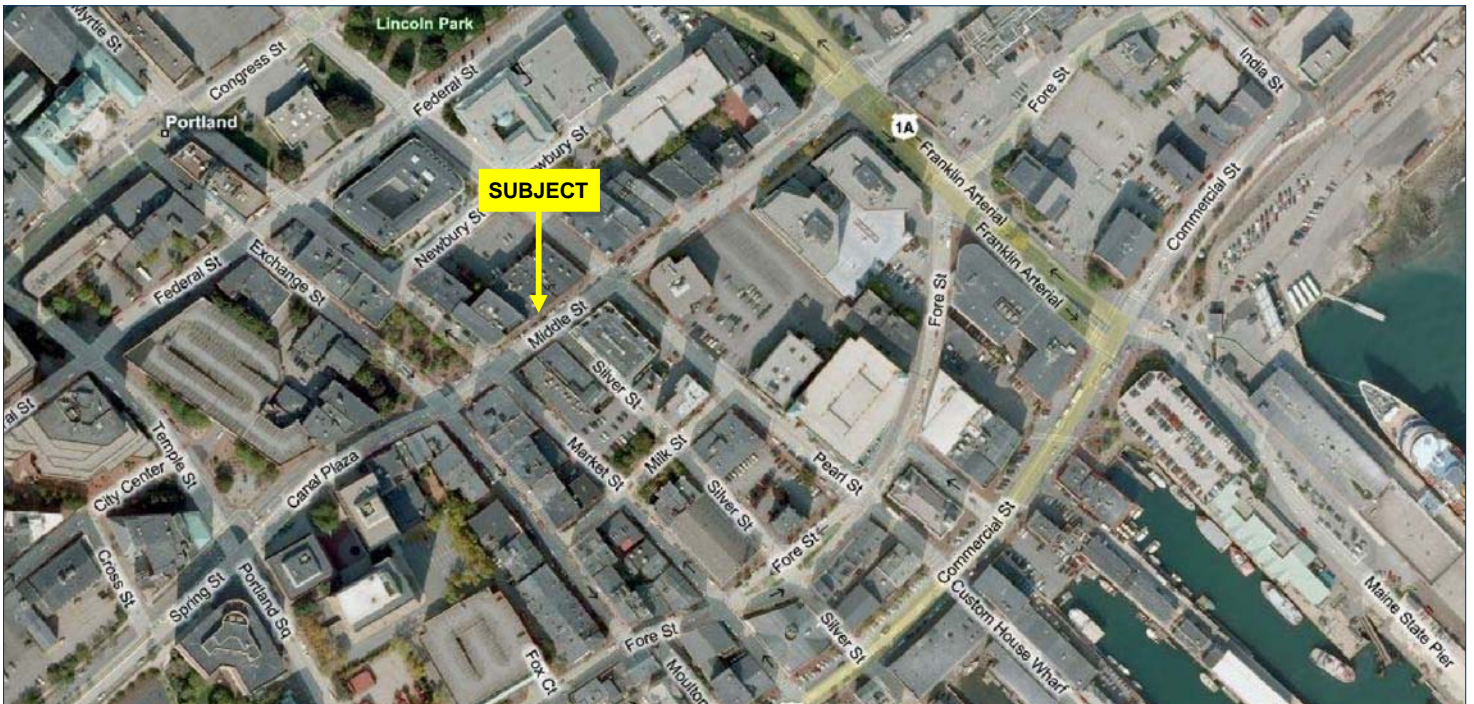


EXISTING FLOOR PLAN
3/16"=1'-0"

APRIL 04, 2007



GENERAL AREA



This aerial shows just how centrally located 151 Middle Street is to both the Downtown and lower Old Port areas. Commercial Street and the waterfront are within walking distance. Four major pedestrian arteries (Exchange, Market, Silver, and Pearl Streets) in the Old Port converge within 1/2 to 1 block of the property.

As mentioned earlier, common parking is available after 5:00 p.m. weekdays and on the weekends in the building's rear lot at Newbury and Pearl Streets.

— AREA STATISTICS —	— RADIUS —		
	1 mile	3 mile	5 mile
2008 Total Population	20,854	66,680	100,436
2008 Median Household Income	\$41,396	\$49,389	\$51,128
2008 Total Daytime Population	34,029	76,255	123,833
2008 Total Daytime Work Population	25,540	50,084	82,324

Source: Loopnet / MapInfo



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