

FOR LEASE | DOWNTOWN CLASS A OFFICE

100 MIDDLE STREET, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

100 Middle Street is one of 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
- 2,490± sf to 48,348± sf available, including first floor suite with signage opportunity and direct plaza entrance.
- Impressive, newly renovated lobby and Class A finishes throughout
- Easy access from I-295 via Franklin Arterial
- Close proximity to Portland's Old Port
- On-site parking at 1.3 spaces per 1,000 sf of leased space



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PROPERTY DETAILS

LANDLORD	Albany Road Real Estate Partners
BUILDING SIZE	195,000± SF
ASSESSOR'S REFERENCE	Map 29, Block E, Lot 6
YEAR BUILT	1987
LAND AREA	1.59± Acres
ZONING	B-3 (Business District)
AVAILABLE SPACE	3rd Floor West Tower: 2,490± SF 2nd Floor West Tower: 2,711± SF 1st Floor East Tower: 4,780± SF* Available 11/1/2021 *First floor suite with direct plaza entrance and signage opportunity. 2nd Floor East Tower: 7,544± SF 4th Floor East Tower: 14,112± SF 5th Floor East Tower: 16,711± SF Total Available: 48,348± SF
HVAC	Gas-fired, hot water heat; Central A/C
ELEVATORS	Four (4)
SPRINKLER	Yes, wet and dry systems
UTILITIES	Municipal water and sewer
LIGHTING	2x4 Parabolic T-8 bulbs
RESTROOMS	Common, per floor
PARKING	On-site parking at 1.3 spaces per 1,000 sf of leased space
OTHER TENANTS	Bernstein Shur, U.S Attorney's Office, Citizen's Bank, Morgan Stanley Smith Barney and Northcross Group
LEASE RATES	\$26.00-28.00/SF MG (Includes HVAC) - Floors 2-5 East & West \$30.00/SF MG - First Floor East (Available 11/1/2021)
TENANT EXPENSES	Tenant responsible for electricity (lights and plugs) and janitorial. Increases over base year.

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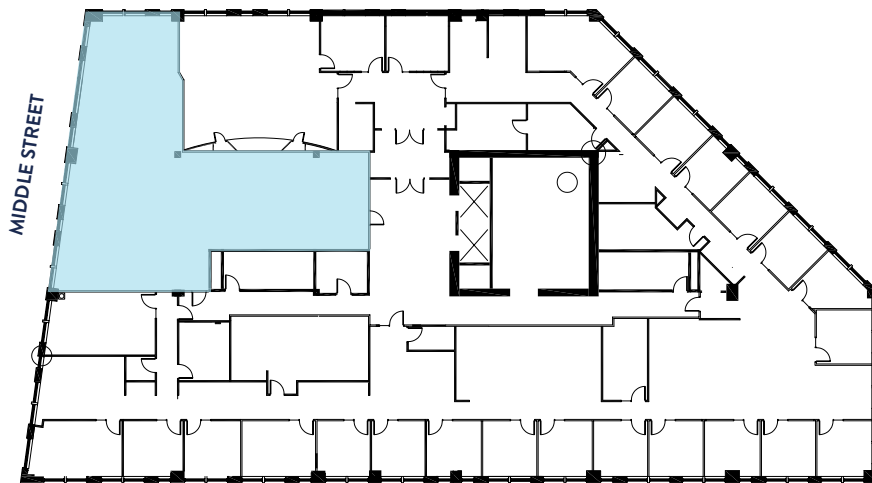
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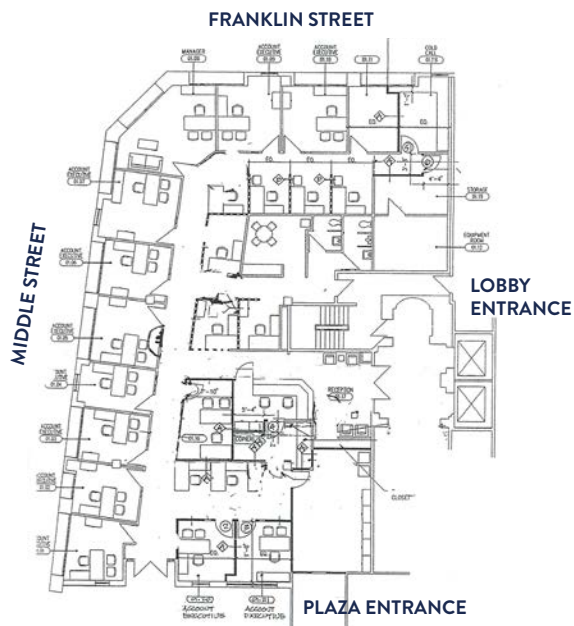
FLOOR PLAN - THIRD FLOOR WEST TOWER: 2,490± SF



FLOOR PLAN - SECOND FLOOR WEST TOWER: 2,711± SF



FLOOR PLAN - FIRST FLOOR EAST TOWER 4,780±SF



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FLOOR PLAN - SECOND FLOOR EAST TOWER: 7,544± SF



FLOOR PLAN - FOURTH FLOOR EAST TOWER: 14,112± SF



FLOOR PLAN - FIFTH FLOOR EAST TOWER: 16,711±SF



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INTERIOR PHOTOS (GENERAL BUILDING)



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NEWLY RENOVATED LOBBY PHOTOS



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EXTERIOR PHOTOS



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CONTACT US



NATE STEVENS
Partner, Broker
+1 207.553.1702 D
+1 207.272.2385 C
nstevens@boulos.com



TONY MCDONALD, CCIM/SIOR
Partner, Broker
+1 207.553.1704 D
+1 207.749.1000 C
tmcdonald@boulos.com

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