

16 Middle Street



Property Type:	Office / Retail for Lease
Contiguous Space:	2,434 - 10,754 SF
Building Size:	47,734 SF
Lease Rate:	\$22-\$30 PSF (Annual)
Lease Type:	NNN

Overview/Comments

Harborview Properties is pleased to present 16 Middle Street for lease. This 45,000+ SF building is the first Class A office construction of significance in Portland for many years. Construction has begun with occupancy date targeted for September 2017. Site is adjacent to the Ocean Gateway Garage, with 190 parking spaces set aside for 16 Middle Street. Most of the building has been leased, but several spaces are still available, including (square footages are estimated):

2,434 SF: First floor retail

10,754 SF: Second floor office

5,374 SF: Third floor office

Floors may be leased in their entirety or divided in half. Lease rate includes a \$50/SF fit up allowance.

New Class A Portland Office Building

16 Middle St, Portland, ME 04101



More Information Online

<http://www.newenglandcommercialproperty.com/listing/29894030>

Scan this QR code with your mobile device for more info:



Loren Ayer (207.504.4953) LAyer@harborviewproperties.com

www.Harborviewproperties.com



16 Middle Street

General Information

Office Type: Office Building

Zoning: B5B

Class of Space: Class A

Building/Unit Size (RSF): 47,734 SF

Property Visibility: Excellent

Number of Stories: 5

Typical SF / Floor: 10,748 SF

Year Built: 2016

Parking Type: Structure

Address: 16 Middle St, Portland, ME 04101

County: Cumberland

MSA: Portland-South Portland

Available Spaces

Suite/Unit Number: 101
Suite Floor: 1
Floor Size: 5,581 SF
Minimum Divisible: 2,434 SF
Maximum Contiguous: 2,434 SF
Space Type: New
Date Available: 09/01/2017
Lease Rate: \$30 PSF (Annual)
Lease Type: NNN

Suite/Unit Number: 201
Suite Floor: 2
Floor Size: 10,754 SF
Minimum Divisible: 5,377 SF
Maximum Contiguous: 10,754 SF
Space Type: New
Date Available: 09/01/2017
Lease Rate: \$22 PSF (Annual)
Lease Type: NNN

Suite/Unit Number: 301
Suite Floor: 3
Floor Size: 10,748 SF
Minimum Divisible: 5,374 SF
Maximum Contiguous: 5,374 SF
Space Type: New
Date Available: 09/01/2017
Lease Rate: \$22 PSF (Annual)
Lease Type: NNN

Suite/Unit Number: 401
Suite Floor: 4
Floor Size: 10,748 SF
Minimum Divisible: 0 SF
Maximum Contiguous: 0 SF
Space Type: New
Date Available: 09/01/2017
Lease Rate: \$22 PSF (Annual)
Lease Type: NNN

Suite/Unit Number: 501
Suite Floor: 5
Floor Size: 9,902 SF
Minimum Divisible: 0 SF
Maximum Contiguous: 0 SF
Space Type: New
Date Available: 09/01/2017
Lease Rate: \$22 PSF (Annual)
Lease Type: NNN

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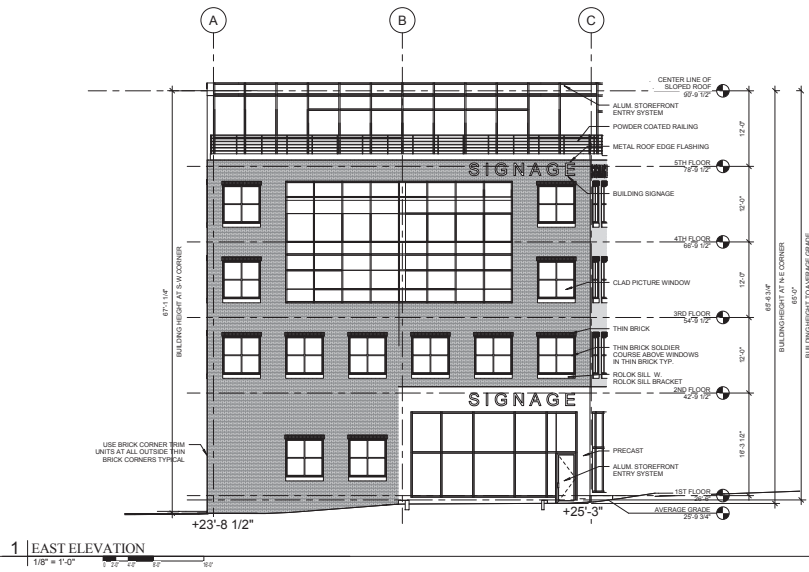
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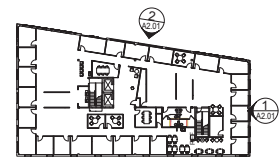


16 Middle Street

Building Elevations



- GENERAL NOTES:
1. AVERAGE GRADE BY DEFINITION: 4 CORNER AVERAGE GRADE - NE 27'-0" + NW 25'-3" + SW 23'-8 1/2" + SE 27'-3 1/2" = 103'-3 1/4" = 25'-9 3/4" (AVERAGE GRADE)
 2. BUILDING HEIGHT: THE VERTICAL MEASUREMENT AT THE FOUR CORNERS FROM GRADE TO HIGHEST POINT OF ROOF BEAM - NE 65'-6 3/4" + NW 63'-9 3/4" + SW 63'-6 1/4" + SE 67'-1 1/4" = 260'4" = 65 FEET (BUILDING HEIGHT)



1 | EAST ELEVATION



2 | NORTH ELEVATION

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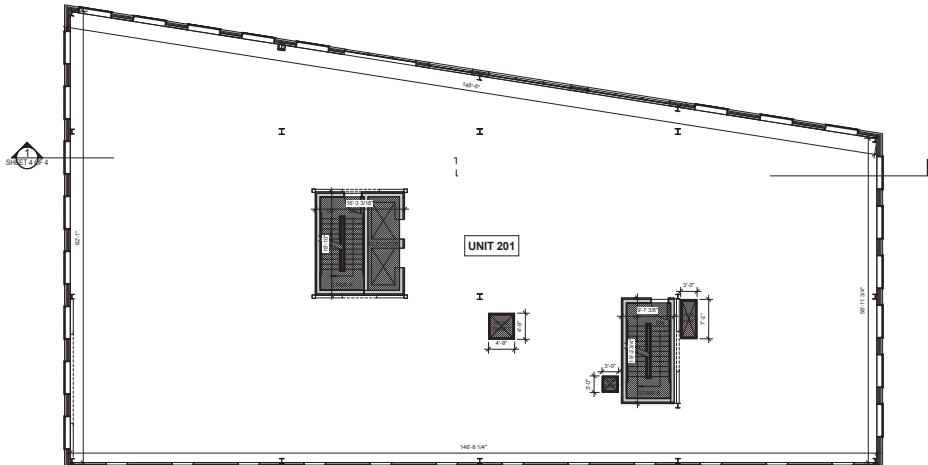


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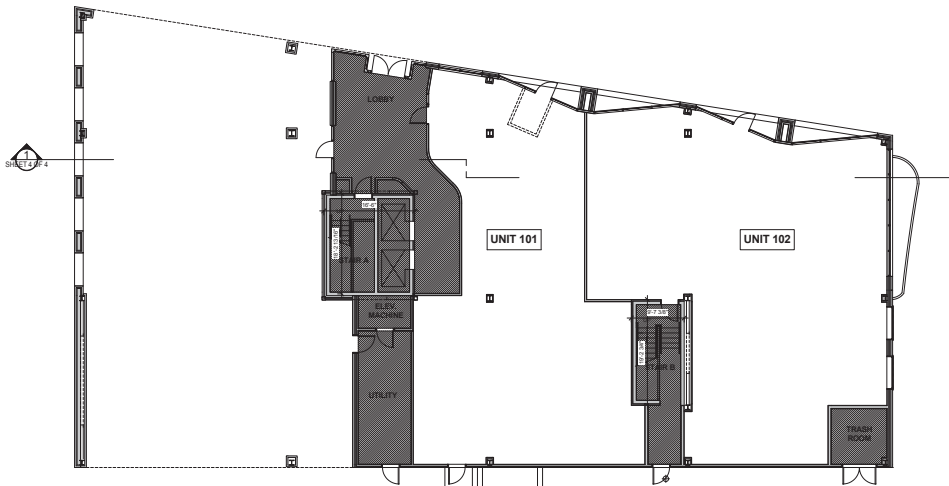
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16 Middle Street

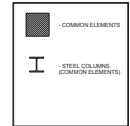


2 | 2ND FLOOR PLAN
1/8" = 1'-0"



1 | 1ST FLOOR PLAN
1/8" = 1'-0"

LEGEND:



Prepared For:
16 Middle Street
Associates, LLC

Consultant:

ARCHITECT:
ARCHITECTURE
16 Middle Street
Portland, Maine
2017-04-01 0033705/001700/001

PROJECT:
16 Middle Street

EXCERPTS:

DATE: June 3, 2016
SCALE: 1/8" = 1'-0"
CONDO/DOCS

SHEET 1
OF 4

More Information Online

<http://www.newenglandcommercialproperty.com/listing/29894030>

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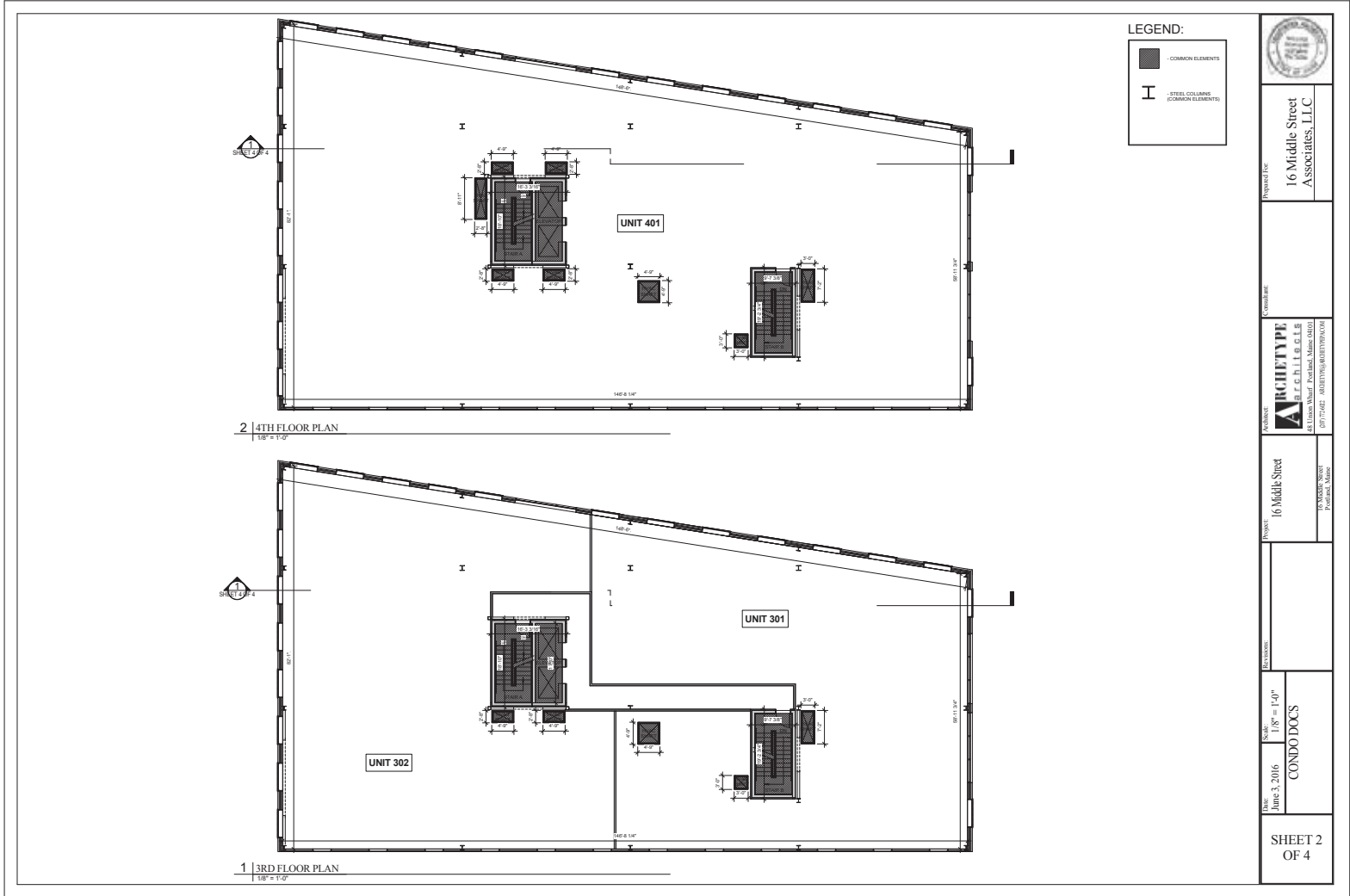


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16 Middle Street



Prepared For:	16 Middle Street Associates, LLC
Contract:	
Architect:	ARCHETYPE LLC 45 Union Wharf, Portland, Maine 04101 Tel: (603) 876-1100 www.archetypellc.com
Project:	16 Middle Street Portland, Maine
Contract:	
Date:	June 3, 2016
Scale:	1/8" = 1'-0"
CONDO DOCS	
SHEET 2 OF 4	

More Information Online

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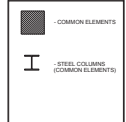


16 Middle Street



1 | 5TH FLOOR PLAN
1/8" = 1'-0"

LEGEND:



Prepared For
16 Middle Street
Associates, LLC

Contract

Architect
ARCHITYPE
ARCHITECTS
350 Union Street, Portland, Maine 04101
2017-2018 ARCHITYPE/ARCHITYPE/ARCHITYPE

Project
16 Middle Street
16 Middle Street
Portland, Maine

Scale
1/8" = 1'-0"
CONDO DOCS

SHEET 3
OF 4

More Information Online

<http://www.newenglandcommercialproperty.com/listing/29894030>

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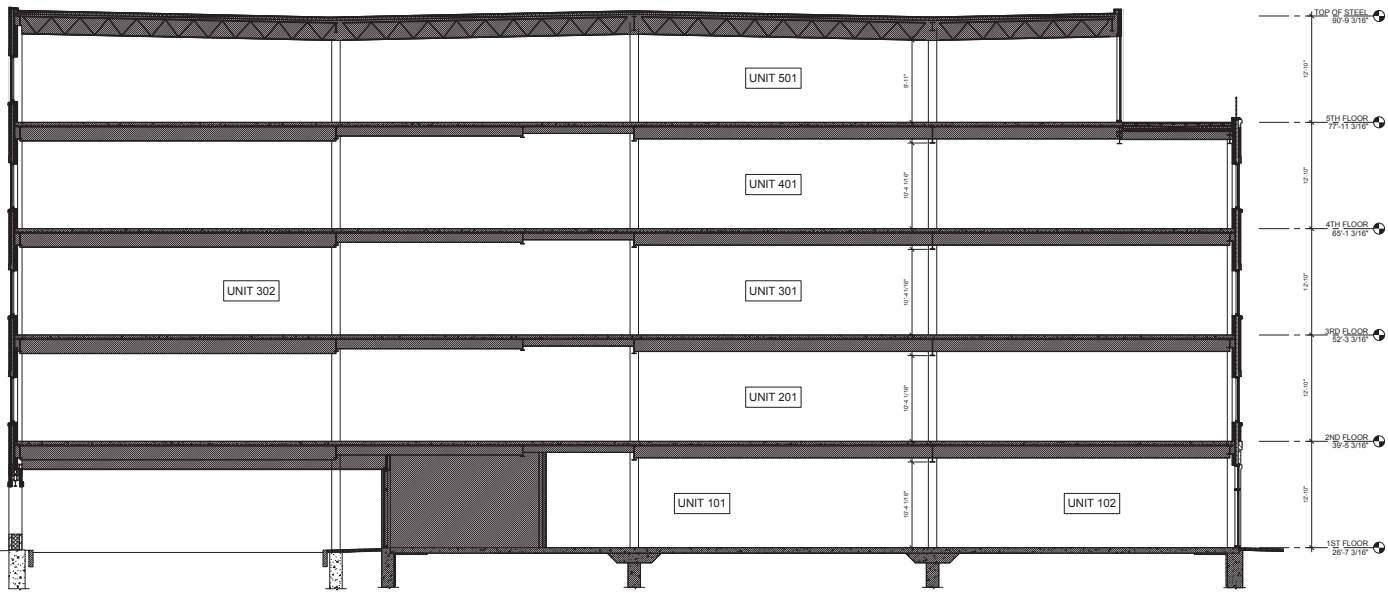
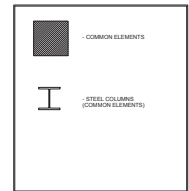
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16 Middle Street

LEGEND:



TOP OF STEEL 50'-9 3/16"
 4TH FLOOR 79'-11 5/16"
 4TH FLOOR 65'-1 3/16"
 3RD FLOOR 52'-3 3/16"
 2ND FLOOR 39'-9 3/16"
 1ST FLOOR 26'-7 3/16"

1 BUILDING SECTION CONDO DOCS
 3/16" = 1'-0"

Prepared For:	16 Middle Street Associates, LLC
Architect:	ARCHETYPE LLC 485 Green Street, Portland, Maine 04101 (207) 724-0200 ARCHTYPE@ARCHTYPE.COM
Project:	16 Middle Street 16 MIDDLE STREET PORTLAND, MAINE
Date:	June 3, 2016
Scale:	3/16" = 1'-0"
Condo Docs	
SHEET 4 OF 4	

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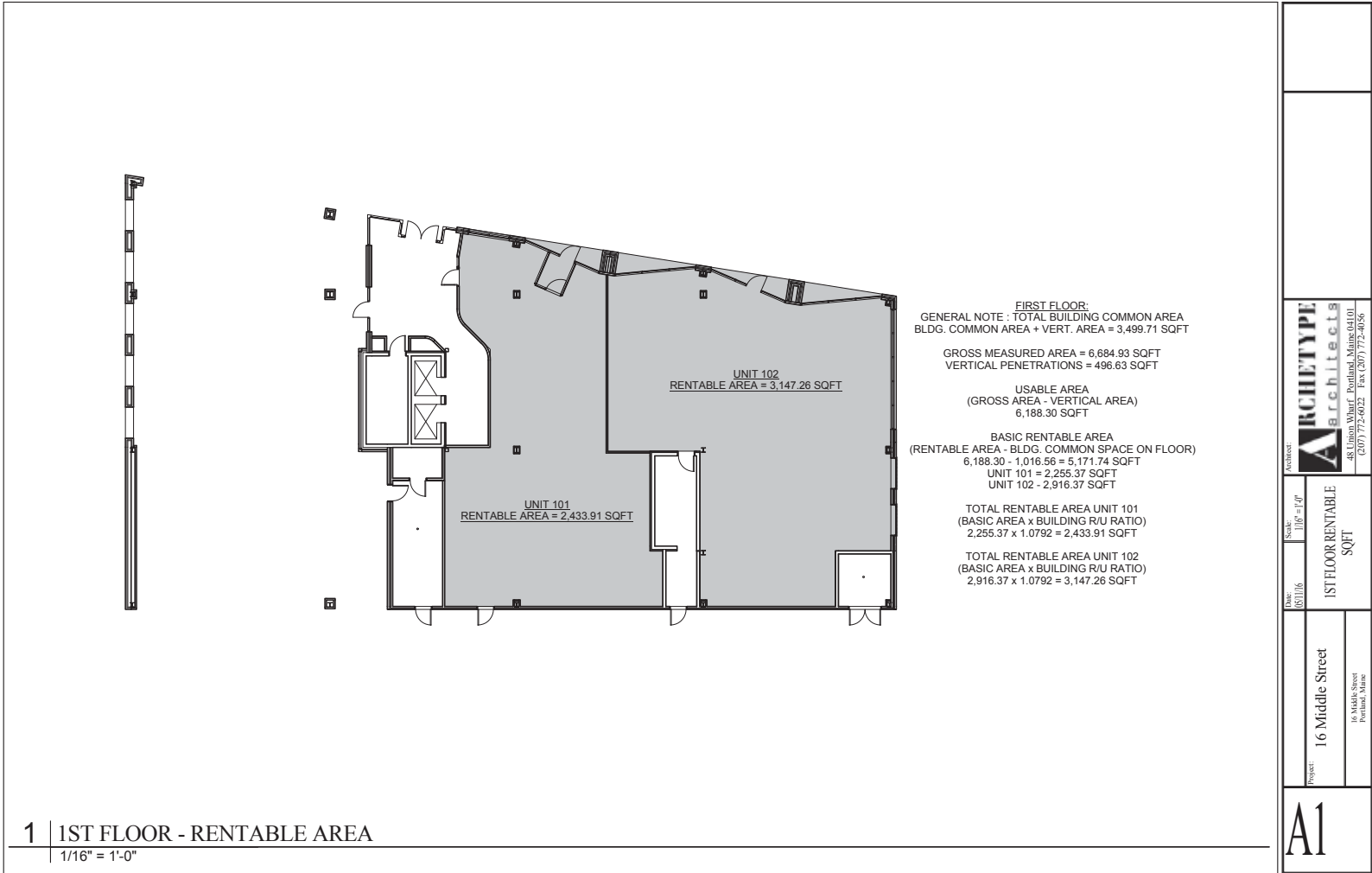


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SECOND FLOOR:
 GROSS MEASURED AREA = 10,462.60 SQFT
 VERTICAL PENETRATIONS = 496.63 SQFT
 USABLE AREA
 (GROSS AREA - VERTICAL AREA)
 9,965.97 SQFT
 BASIC RENTABLE AREA
 (RENTABLE AREA - BLDG. COMMON SPACE ON FLOOR)
 9,965.97 - 0 = 9,965.97 SQFT
 TOTAL RENTABLE AREA
 BASIC AREA x BUILDING R/U RATIO)
 9,965.97 x 1.0792 = 10,754.33 SQFT

RENTABLE AREA = 10,754.33 SQFT

 <small>48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4058</small>		Architect
		Scale: 1/16" = 1'-0"
Date: 05/11/16	2ND FLOOR RENTABLE SQFT	
Project: 16 Middle Street 16 Middle Street Portland, Maine		
A2		

1 | 2ND FLOOR - RENTABLE AREA
 1/16" = 1'-0"

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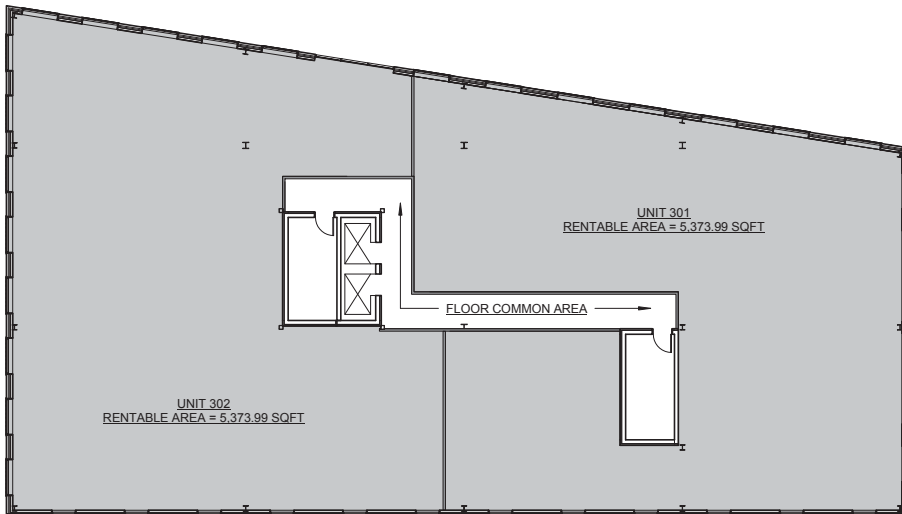


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16 Middle Street



THIRD FLOOR:
 GROSS MEASURED AREA = 10,456.55 SQFT
 VERTICAL PENETRATIONS = 496.63 SQFT
 USABLE AREA
 (GROSS AREA - VERTICAL AREA)
 9,959.92 SQFT
 BASIC RENTABLE AREA
 (RENTABLE AREA - FLOOR COMMON SPACE)
 9,959.92 - 486.33 = 9,473.59 SQFT
 UNIT 301 = 4,736.79
 UNIT 302 = 4,736.79
 TOTAL RENTABLE AREA UNIT 301
 (BASIC AREA+FCS) x BUILDING R/U RATIO
 (4,736.79+486.33) x 1.0792 = 5,373.99 SQFT
 TOTAL RENTABLE AREA UNIT 302
 (BASIC AREA+FCS) x BUILDING R/U RATIO
 (4,736.79+486.33) x 1.0792 = 5,373.99 SQFT

1 | 3RD FLOOR - RENTABLE AREA
 1/16" = 1'-0"

Architect
ARCHETYPE
 Architects
 48 Union Wharf - Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4656

Date: 08/11/16 Scale: 1/16" = 1'-0"

Project: 16 Middle Street
 16 Middle Street
 Portland, Maine

3RD FLOOR RENTABLE
 SQFT

A3

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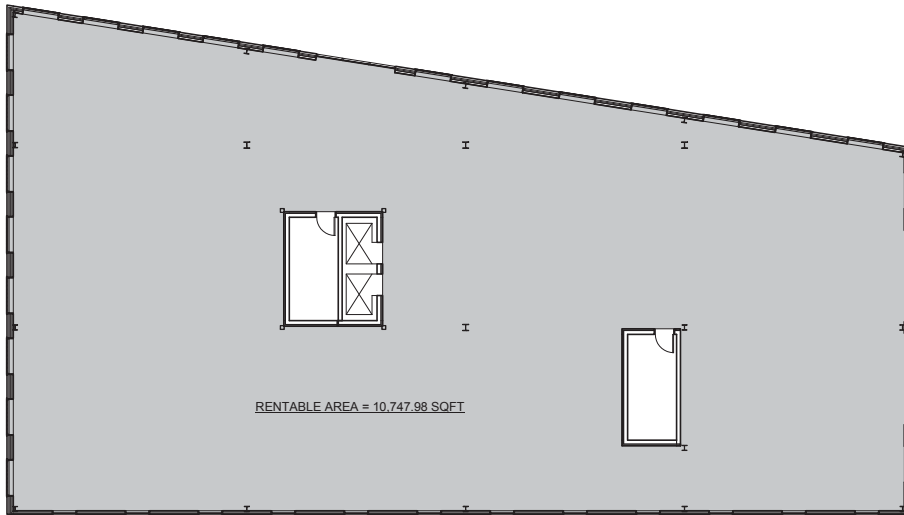


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16 Middle Street



FOURTH FLOOR:
 GROSS MEASURED AREA = 10,456.55 SQFT
 VERTICAL PENETRATIONS = 496.63 SQFT
 USABLE AREA
 (GROSS AREA - VERTICAL AREA)
 9,959.92 SQFT
 BASIC RENTABLE AREA
 (RENTABLE AREA - BLDG. COMMON SPACE ON FLOOR)
 9,959.92 - 0 = 9,959.92 SQFT
 TOTAL RENTABLE AREA
 BASIC AREA x BUILDING R/U RATIO)
 9,959.92 x 1.0792 = 10,747.98 SQFT

1 | 4TH FLOOR - RENTABLE AREA
 1/16" = 1'-0"

ARCHETYPE
 architects
 48 Union Wharf, Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4656

Scale: 1/16" = 1'-0"
 Date: 08/11/06
 4TH FLOOR RENTABLE
 SQFT

Project:
 16 Middle Street
 16 Middle Street
 Portland, Maine

A4

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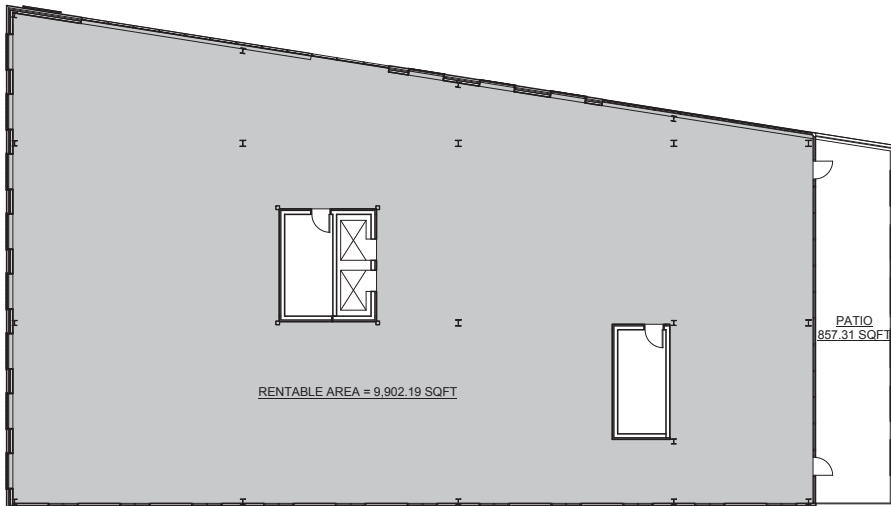


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16 Middle Street



FIFTH FLOOR:
 GROSS MEASURED AREA = 9,673.02 SQFT
 VERTICAL PENETRATIONS = 496.63 SQFT
 USABLE AREA
 (GROSS AREA - VERTICAL AREA)
 9,176.39 SQFT
 BASIC RENTABLE AREA
 (RENTABLE AREA - BLDG. COMMON SPACE ON FLOOR)
 9,176.39 - 0 = 9,176.39 SQFT
 TOTAL RENTABLE AREA
 (BASIC AREA x BUILDING R/U RATIO)
 9,176.39 x 1.0792 = 9,902.19 SQFT

1 | 5TH FLOOR - RENTABLE AREA
 1/16" = 1'-0"

	
Date: 05/11/16 Scale: 1/16" = 1'-0" Project: 16 Middle Street 16 Middle Street Portland, Maine	5TH FLOOR RENTABLE SQFT A5

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