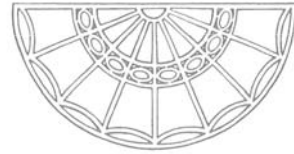


THE OLD PORT'S NEWEST EXCLUSIVE RETAIL ADDRESS

Shops at 188 Middle



Shops at 188 Middle

THE OLD PORT'S NEWEST EXCLUSIVE RETAIL ADDRESS

*Premier Retail and
Restaurant Space
300±sf - 14,624± sf*





Shops at 188 Middle

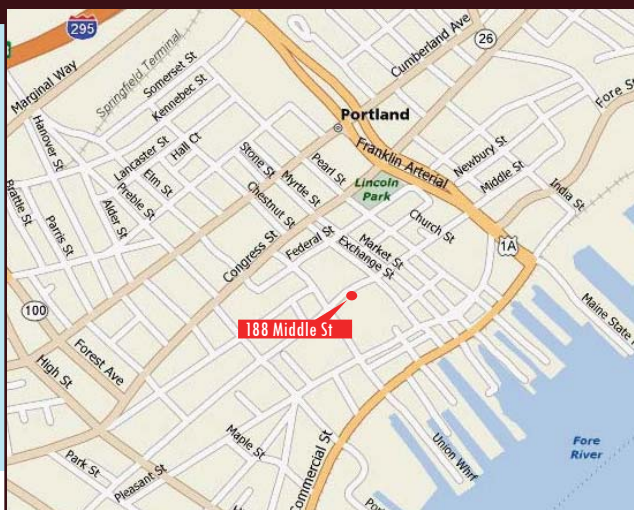
THE OLD PORT'S NEWEST EXCLUSIVE RETAIL ADDRESS

Retail/Restaurant Space *for* LEASE



COMPETITIVE LEASE RATES *in* PORTLAND'S HISTORIC OLD PORT DISTRICT.

Paragon Commercial Real Estate is pleased to offer for lease the Shops at 188 Middle, in the heart of the Old Port in downtown Portland, Maine. This historic building was originally constructed in the 1860's for Canal National Bank. The Shops at 188 Middle has soaring ceilings, marble floors and incredible architecture reminiscent of the turn of the century. The Shops at 188 Middle offers discerning retailers the opportunity to join Chantal. and locate their business in one of Portland's great historic spaces.



PROPERTY SUMMARY

ADDRESS: 188 Middle Street
WEBSITE: 188Middle.com
OWNER: Buckstarr, LLC
BUILDING: 41,795 +/-sf
NO. OF STORIES: Five (5). One lower level and 4 above grade
MANAGER: Paragon Commercial Real Estate
CONSTRUCTION: Brick and granite
PARKING: Area parking garages and on-street

LEASING SUMMARY

AVAILABILITY: 900±SF - 9,661 ±SF (see floor plans on reverse)
LEASE RATE: Please refer to chart below.
LEASE TERM: Flexible/see broker.
ESCALATIONS: 3% per year
OCCUPANCY: Immediate
MARKETING RENT: \$2.00/SF Landlord will match Tenant's contribution.
UTILITIES: Tenant to pay pro rata share of electricity and gas for lights, plugs and HVAC
HVAC: Gas-fired heat and central air

UNIT	AVAILABLE SPACE	RENT/MONTH
RETAIL UNIT 1:	5,300± SF TURN KEY RESTAURANT & BAR FACILITY	\$5,500/mos. MG
RETAIL UNIT 2:	1,170± SF	\$2,000/mos. MG
RETAIL UNIT 3:	1,000± SF	LEASED- Chantal.
RETAIL UNIT 4:	1,375± SF	\$2,000/mos. MG
RETAIL UNIT 5: <i>subdividable</i>	1,200± SF 300± SF Units (Total of 4 Units)	\$2,500/mos. MG TBD

Space can be leased in its entirety- see broker for details.

The entire unit consisting of 14,624+/- s.f. can be made available for sale. See broker for more details

STEVE BAUMANN Vice-President

PARAGON COMMERCIAL REAL ESTATE
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207.775.7300 or sbaumann@paragonre.com

To view this listing visit
WWW.PARAGONRE.COM

Find all the details online at 188MIDDLE.COM