



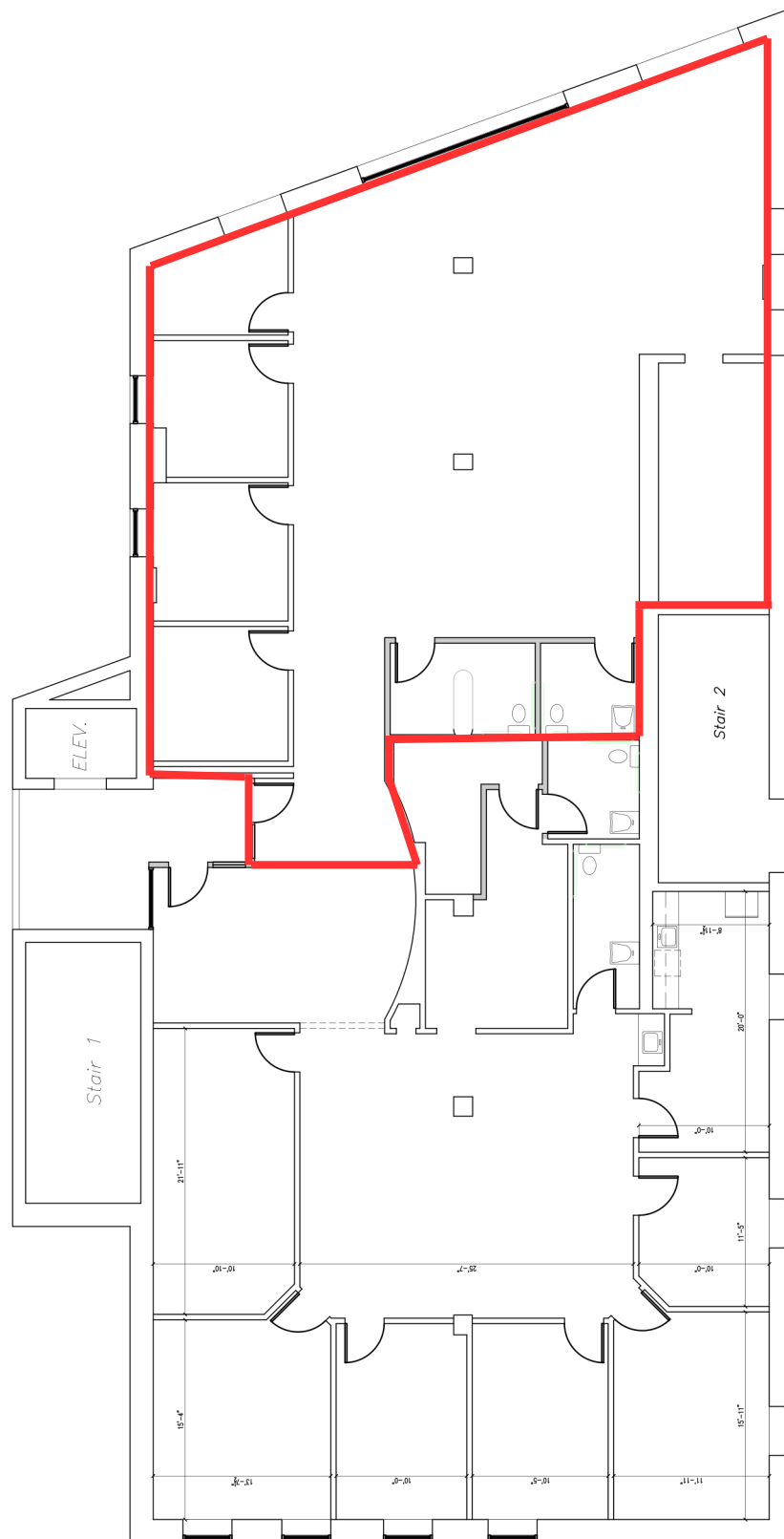
Property Highlights

- Premier bank or retail suite available
 - 2,778± SF street-level retail unit with drive-thru
- Prominent location at the corner of Middle and Main Street
- Prime office spaces ranging from 781± SF - 5,320± SF
- Building-mounted signage available
- Average daily traffic count of 23,230± VPD
- Free dedicated parking on area surface lots

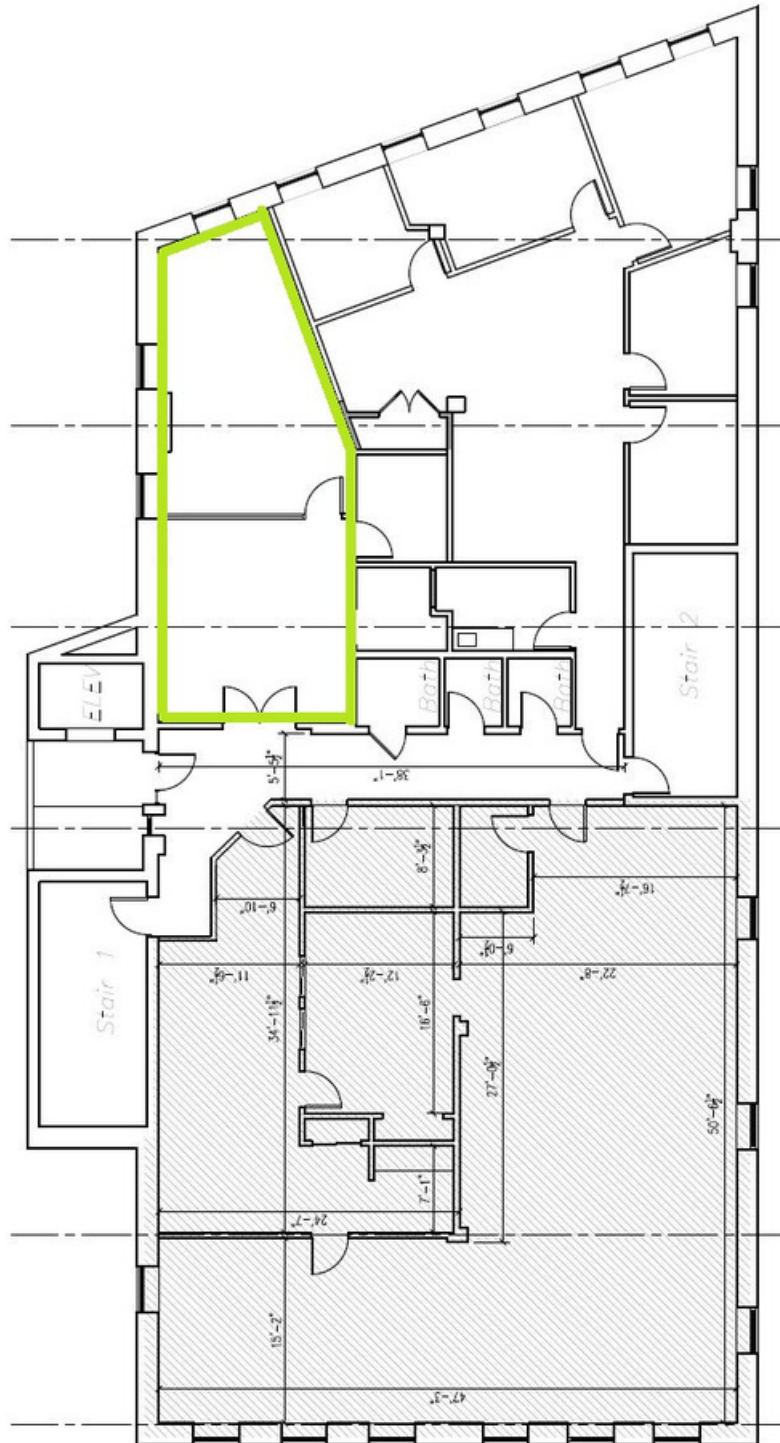


Owner	Lewiston Properties, LLC
Assessors Reference	Map 207, Lot 48
Building Size	30,150± SF
Available Space	Lower Level: 1,411± SF 1st Floor: 2,778± SF (Retail) 2nd Floor: 781± SF 3rd Floor: 929± SF 4th Floor: 2,500± SF - 5,320± SF
Signage	Building Mounted & Pylon
Elevator	Yes
Utilities	Municipal water/sewer
Sprinkler	Yes
Zoning	CB- Community Business District
Building Tenants	Pomarand Behavioral Health We Thrive Impactful Residential Care Groups
Lease Rate	Lower Level: \$12.00/SF Gross 1st Floor (2,778± SF): \$15.00/SF NNN 2nd Floor (781± SF): \$19.00/SF Gross 3rd Floor (929± SF): \$19.00/SF Gross 4th Floor: \$15.00/SF MG



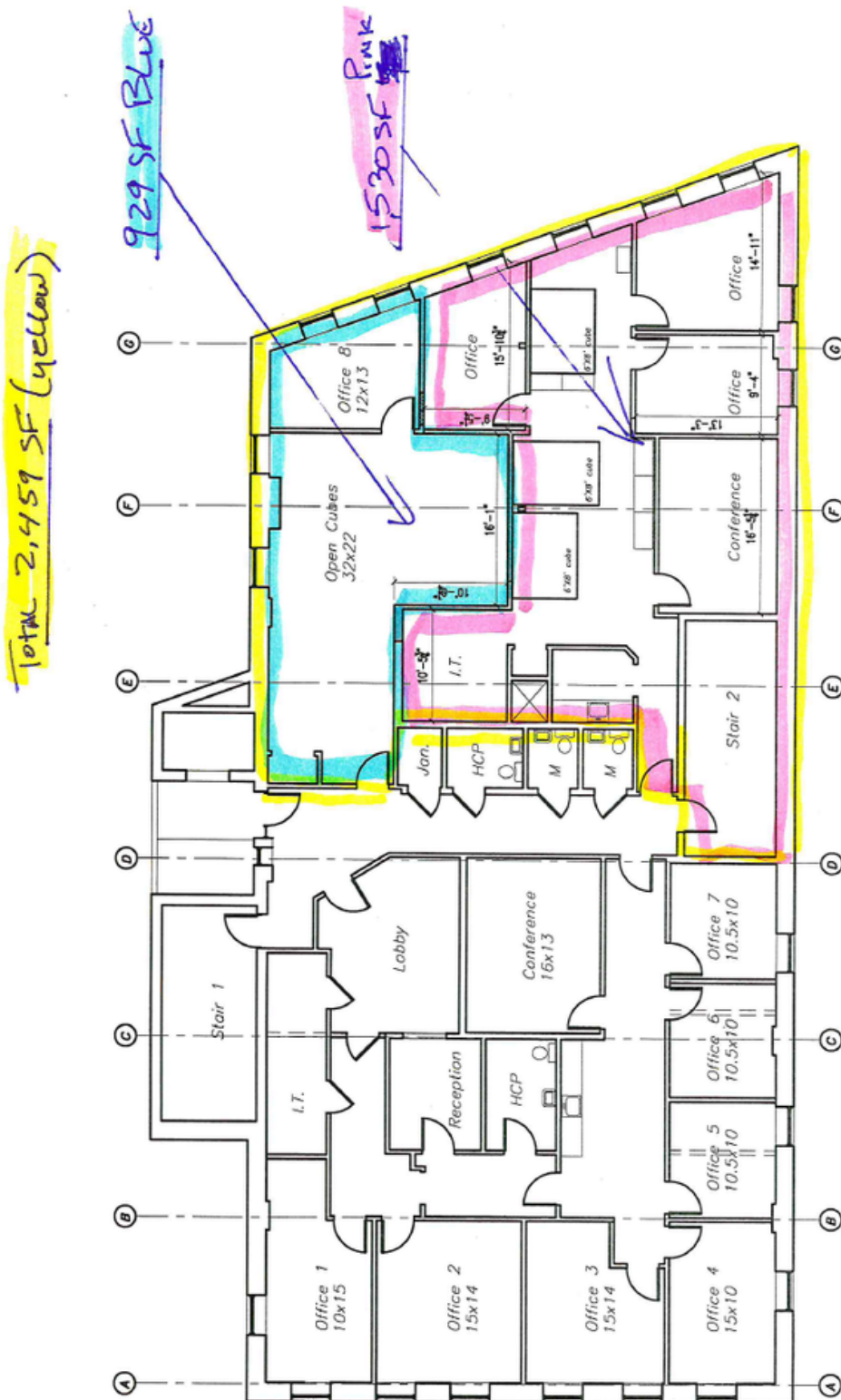


1st Floor

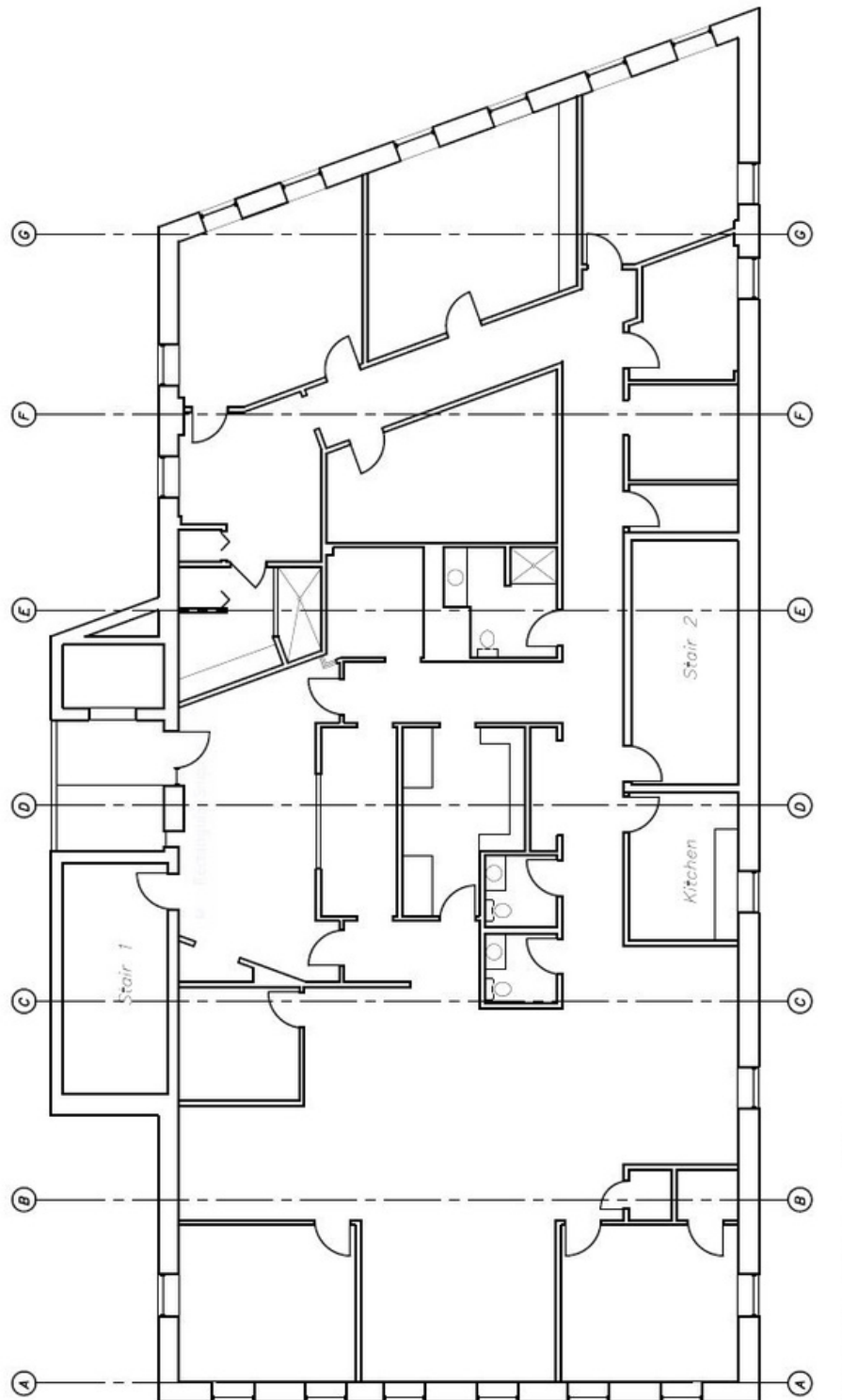


2nd Floor

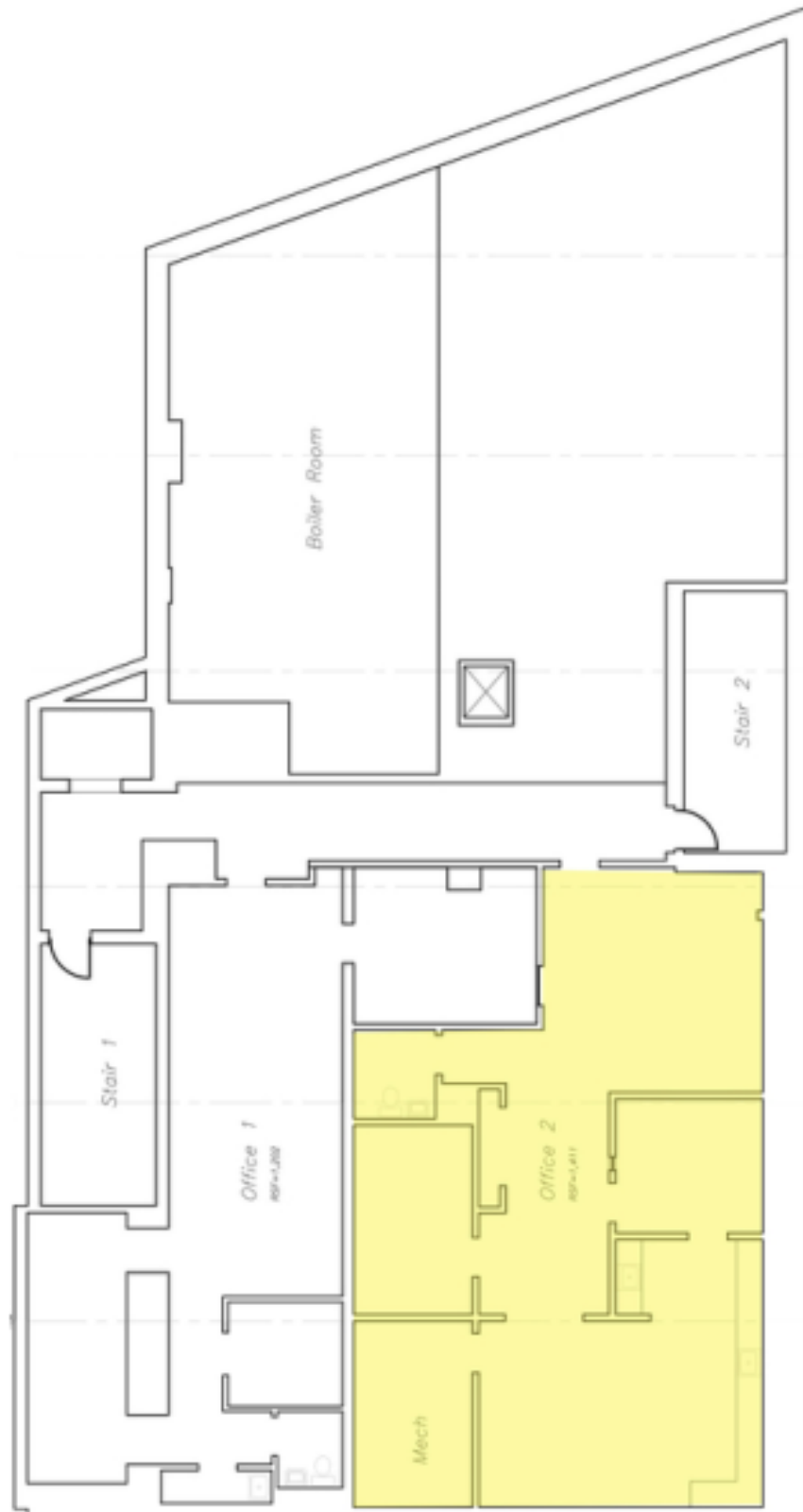
Second Floor Plan



3rd Floor



4th Floor



Lower
Level

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Dedicated Parking Aerial

217 Main St, Lewiston, ME 04240



CONTACT



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