

THE PECK BUILDING

Lewiston | Maine

Professional / Medical / Legal Office Opportunity with Dedicated Structured Parking



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The Peck Building offers a compelling owner-user opportunity in downtown Lewiston, Maine, with strong appeal to legal, medical, administrative, government, and institutional users.

Its proximity to the courthouse makes it especially attractive for law firms, legal service providers, and public-sector occupants seeking convenience and visibility. At this cost-basis, the property also presents a strong lease-versus-own case for owner-occupiers looking to control long-term occupancy costs while building equity.

PROPERTY HIGHLIGHTS

AVAILABILITY

- Two (2) professional office condominiums
 - Floors 2 & 3: 14,444 - 30,694± SF
 - Street & parking-level common entrances

STRUCTURED PARKING

- Large-scale dedicated 596 space structured parking integrated with direct building access
- Ability to accommodate high-density users

LOCATION

- Positioned in Lewiston's governmental, medical, and legal core
- Central Maine Health, County Superior and District Court, Government offices, and MCHP all within walking distance

FULL-SERVICE CAM

- CAM includes ALL utilities, condo fees, property management, R&M and insurance

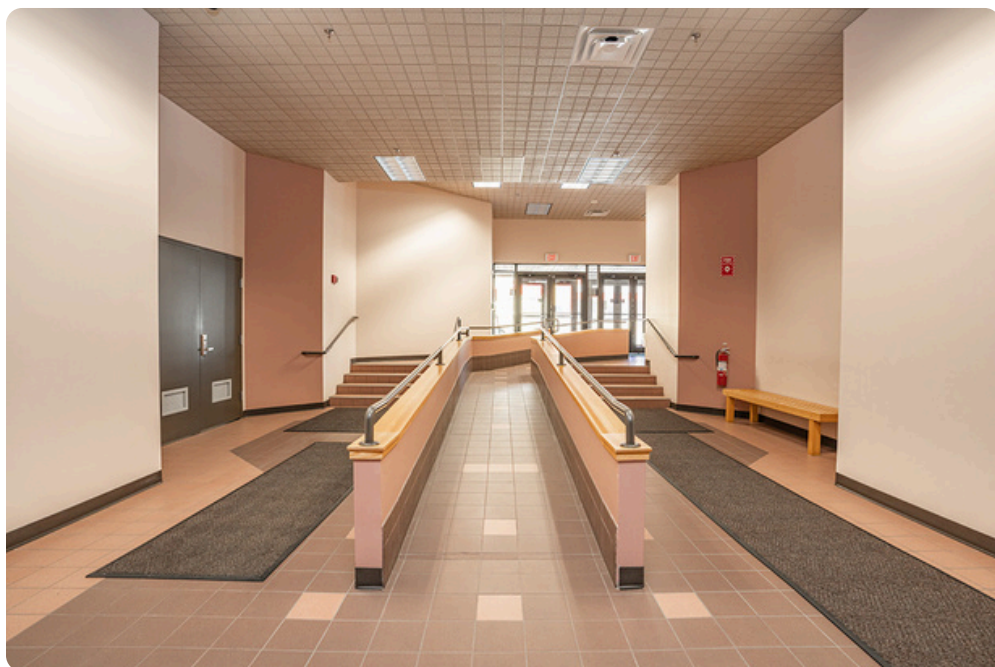


OWNER OF RECORD	Aegean Development, LLC
PROPERTY ADDRESS	184 Main Street Lewiston, ME 04240
REGISTRY OF DEEDS	Book 10075 / Page 161
ASSESSORS REFERENCE	Map 207 / Lot 21
BUILDING SIZE	67,392± SF
LAND AREA	1.72± Acres
AVAILABLE SPACE	2nd Floor- 16,250± SF - \$1,050,000 3rd Floor- 14,444± SF - \$800,000 Total- 31,069± SF
BUILDING TENANTS	1st Floor- FedCap Rehabilitation Services 4th Floor- Androscoggin District Attorneys Office
ELEVATOR(S)	Three (3)
PARKING	596 structures parking spaces with direct access
NUMBER OF STORIES	Four (4) plus full basement
AMENITIES	On-site gym w/ Locker rooms, full size standby generator, 800 drops of CAT 6 wiring, secure 24/7 HID access, water & downtown views
YEAR BUILT	1893
HVAC	Natural Gas, Central A/C
UTILITIES	Municipal water and sewer
PROPERTY TAXES	2 nd Floor - \$32,200/annually (approx.) 3 rd Floor - \$27,800/annually (approx.)
Est. CAM EXPENSES	\$6.25/SF CAM (2026 budget)
LEASE RATE	\$8.00/SF NNN
SALE PRICE	2nd Floor - \$1,050,000 3rd Floor- \$800,000

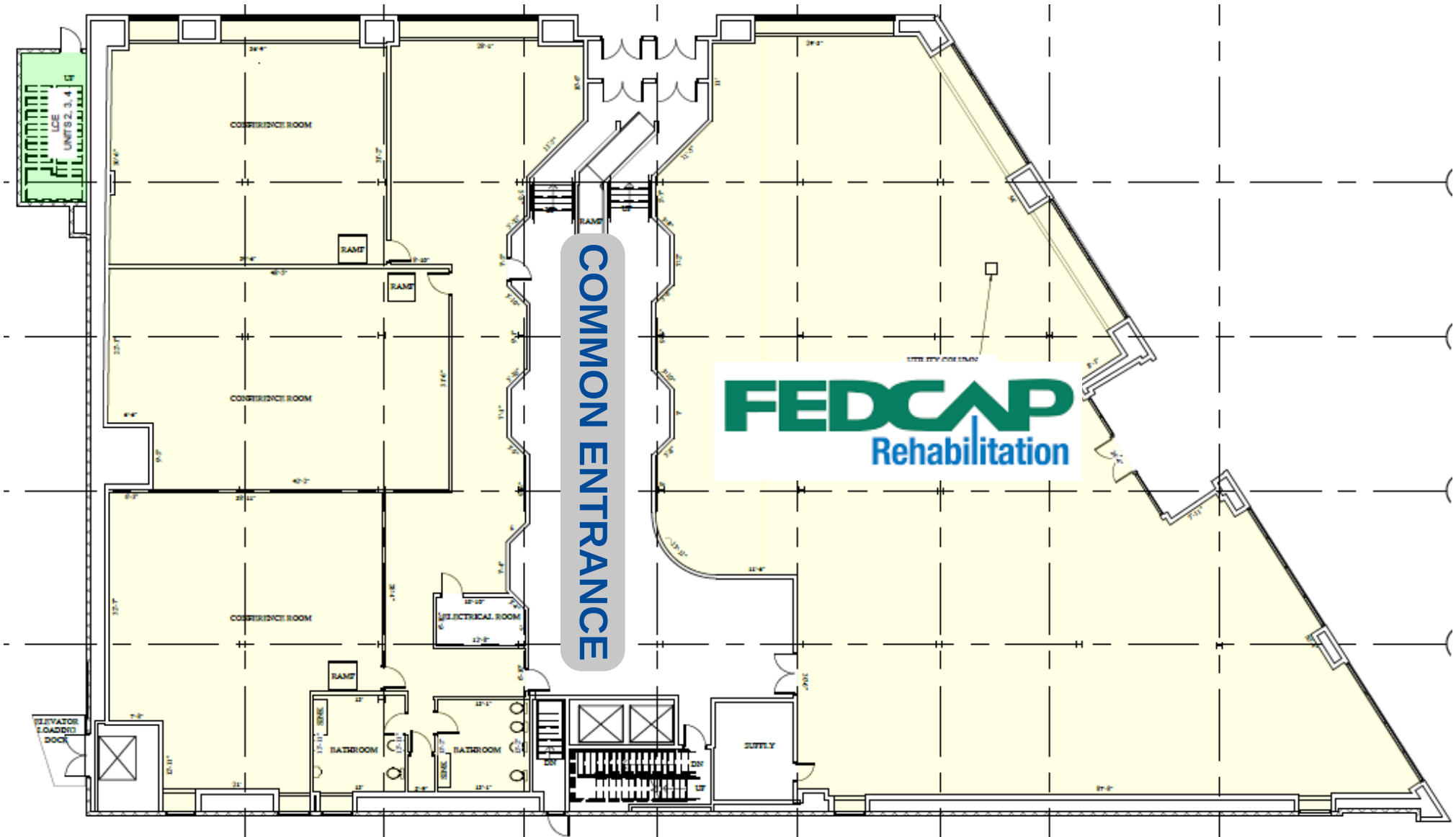








1st Floor





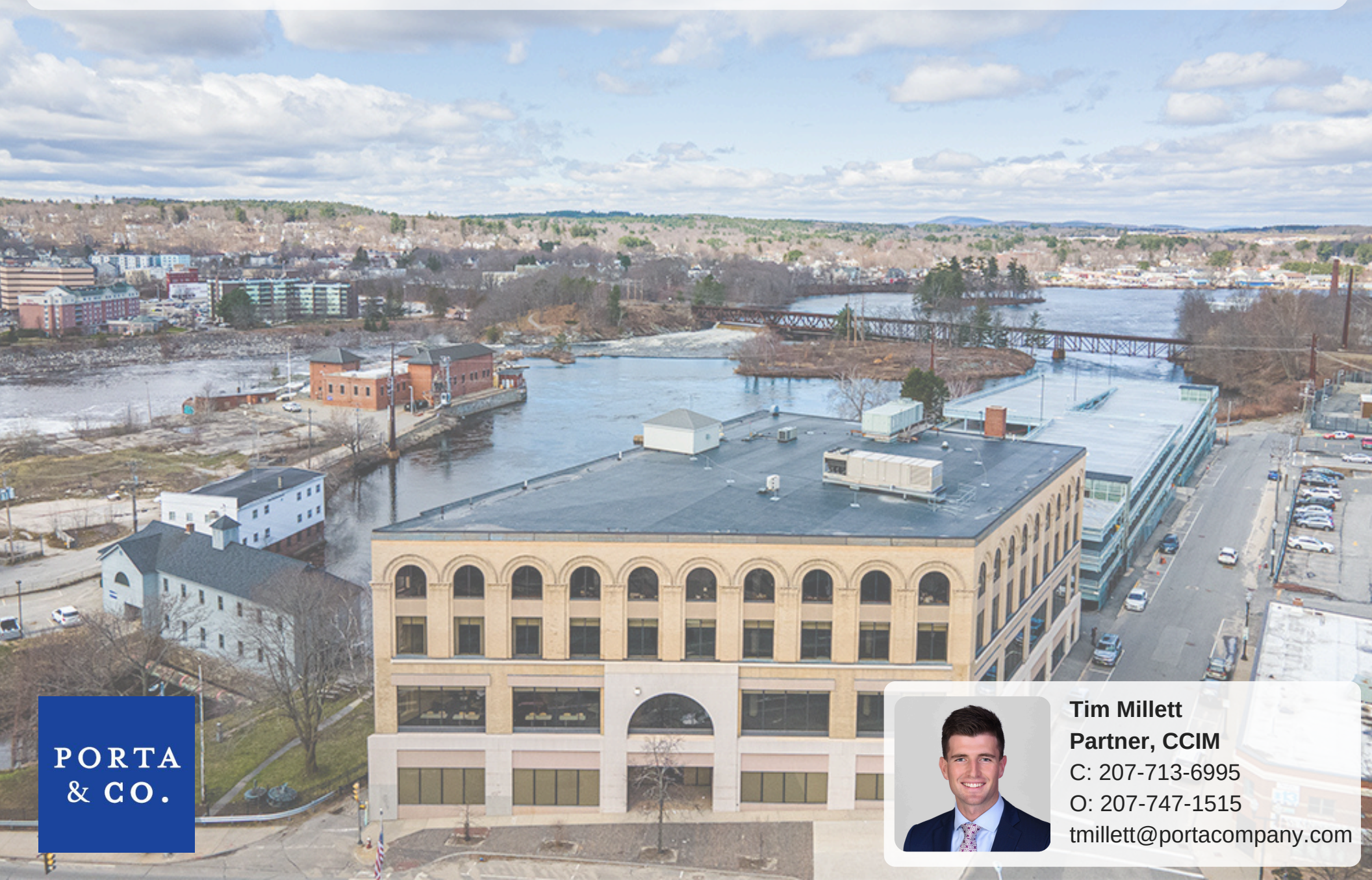
County Superior
& District Court

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150-unit Luxury
Apartment
Building



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Tim Millett

Partner, CCIM

C: 207-713-6995

O: 207-747-1515

tmillett@portacompany.com