

# FOR LEASE | DOWNTOWN RETAIL SPACE

20 FREE STREET & 98 CROSS STREET, PORTLAND, ME 04101



## PROPERTY HIGHLIGHTS

- Two retail suites available totaling up to 3,042± SF:
  - 1,608± SF street-level space at 20 Free Street
  - 1,434± SF lower-level space at 98 Cross Street
- Suites may be leased individually or combined for a two-level retail presence
- Located in the heart of Portland's Old Port, surrounded by a vibrant mix of retail, restaurant, and service-oriented businesses
- Highly visible and walkable location just steps from Portland's central business district — Walk Score of 99
- The 98 Cross Street suite provides an ideal complement for storage, studio, or back-of-house functions
- Area retailers include Sur Lie, Angela Adams, El Rayo, BARE Waxing, Cliff's Barbershop, and Masacoma Bank



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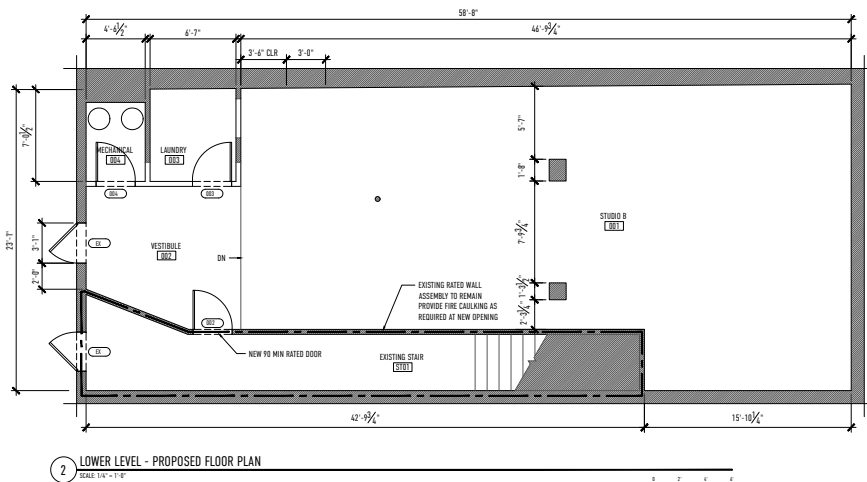
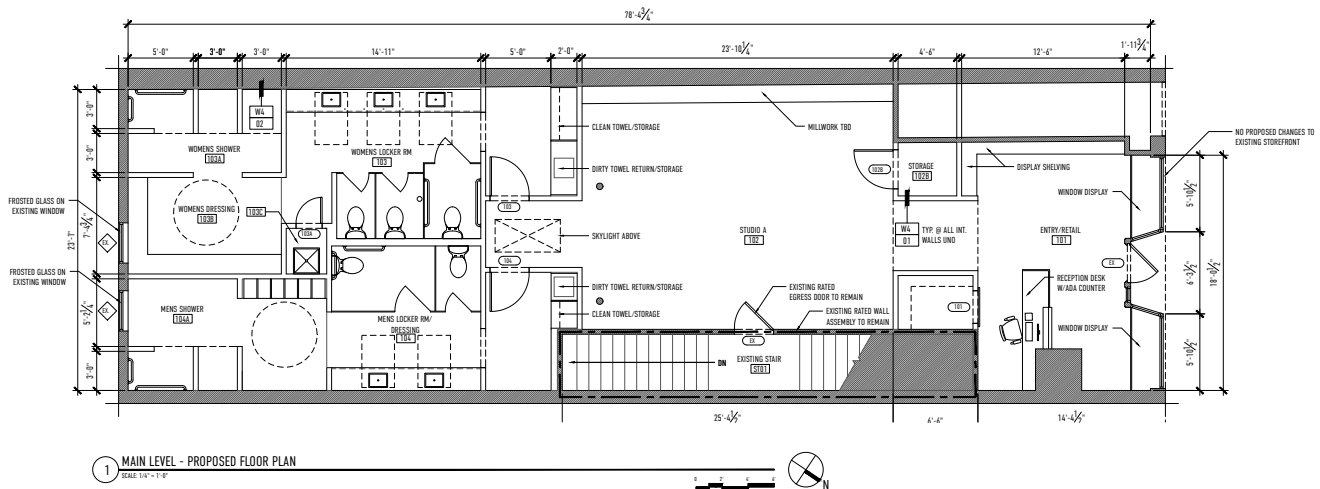
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## PROPERTY DETAILS

|                       |                        |                 |                                                         |
|-----------------------|------------------------|-----------------|---------------------------------------------------------|
| OWNER OF RECORD       | JB Brown               | UTILITIES       | Municipal water and sewer                               |
| BUILDING SIZE         | 38,532± SF             | SPRINKLER       | Yes, wet system                                         |
| NO. OF STORIES        | Four (4)               | HEATING/COOLING | Gas-fired heat                                          |
| AVAILABLE SPACE       | 1,608 - 3,042± SF      | PARKING         | On-site behind building                                 |
| ASSESSOR'S REF        | Map 38, Block A, Lot 5 | WALK SCORE      | 99 Excellent walkability                                |
| REGISTRY OF DEEDS REF | Book 32055, Page 269   | LEASE RATES     | 20 Free St: \$35.00/SF MG<br>98 Cross St: \$15.00/SF MG |
| LOT SIZE              | 0.68± Acre             | AVAILABILITY    | May 1, 2026                                             |
| ZONING                | B3 Downtown Business   |                 |                                                         |

## FLOOR PLANS



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## CONTACT US



**DEREK MILLER**  
Partner, Broker  
207.553.1721 D  
207.240.0032 C  
dmiller@boulos.com



**TRIPP CLARK**  
Associate  
207.553.1729 D  
978.992.6004 C  
tclark@boulos.com



Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.