



Property Highlights

- Office suites available
- New Ownership, fresh painting and carpeting
- Convenient location in Bayside with easy access to 295 and the Old Port
- Parking available at below Market Rates in the Public Market Garage
- Other Tenants include Baxter Academy, Goodwill, Opportunity Alliance, Maine Health and others
- Lease Rate : \$17.50/SF MG



Owner

Port Property

Lease Rate

\$17.50/SF Modified Gross

Utilities

Tenant responsible for prorata share over base year for heating and cooling

Parking Ratio

3/1000

Parking Rate

\$135/mo per space

Building Size

110,000 SF

Zoning

B6

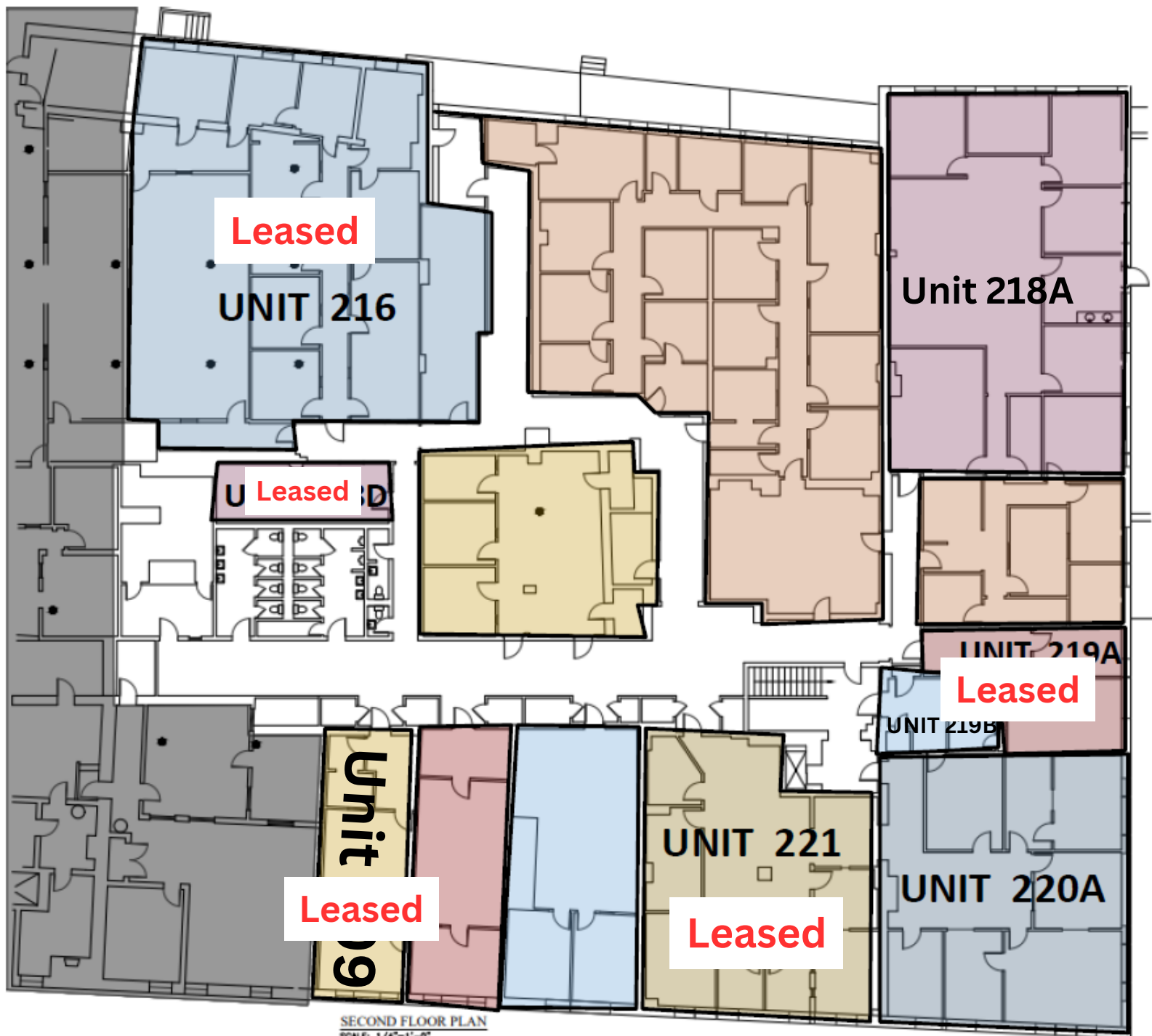
Improvements

Paint and Flooring offered

Available Spaces

175 Lancaster - Suite 209	745± SF	Leased
175 Lancaster - Suite 216	3,584± SF	Leased
175 Lancaster - Suite 220A	2,100± SF**	Leased
175 Lancaster - Suite 221	1,900± SF**	Leased
175 Lancaster - Suite 218A	1,059± SF	
175 Lancaster - Suite 220A	2,164± SF	
175 Lancaster - Suite 209 Available 03/31/2026	745± SF	Leased
175 Lancaster - Suite 208D	368± SF - \$400/ Month MG	Leased





SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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& CO.

Aerial

175-185 Lancaster Street, Portland, ME 04101



CONTACT



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