

FOR LEASE | OFFICE

75 Market Street | Portland, ME



LOBBY

PROFESSIONAL OLD PORT OFFICE

Professional office suites available in varying sizes from 1,483± SF up to 4,968± SF

Excellent Old Port location at the corner of Market and Middle Streets across from Tommy's Park

Close to parking, restaurants, retail, and courthouse

LEASE RATES: Up to \$25.75/SF MG



PETER HARRINGTON

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MALONE COMMERCIAL BROKERS

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PROPERTY SUMMARY

75 Market Street | Portland, ME



OWNER: Wholly Cow LLC

DEED: Book 24614, Page 255

ASSESSOR: Map 28, Block K, Lots 3-6

LOT SIZE: 0.234± AC

BUILDING SIZE: 48,912± SF

SPACE SIZE:	Suite 203*:	2,801± SF
	Suite 301:	1,964± SF
	Suite 305:	2,866± SF
	Suite 402:	1,483± SF
	Suite 403:	1,770± SF
	Suite 404**:	2,418± SF
	Suite 505/507:	3,101± SF

YEAR BUILT: 1868

STORIES: Six (6)

CONSTRUCTION: Brick & stone

ROOF: Flat

FLOORING: Carpet

CEILING HEIGHT: 10'-14'

LIGHTING: Parabolic lighting fixtures throughout

HVAC: Heat Pump with REME Halos for improved air quality

RESTROOM: Two (2) in-common on each floor

SPRINKLER: Wet

ELEVATOR: Two (2)

SIGNAGE: Lobby directory

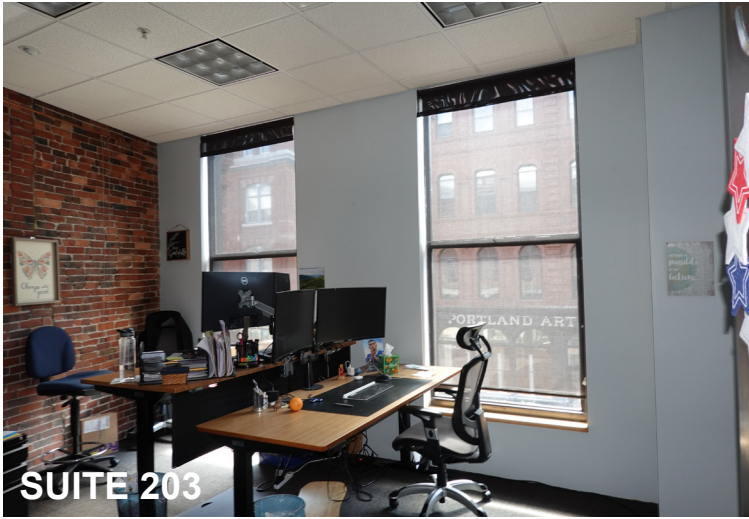
ZONING: B3 - Downtown Business
PAD - Pedestrian Activities
Overlay District

* May be combined with Suite 211 at 66 Pearl Street for a total of 4,968± SF

** Currently leased but available as a sublease or direct lease

SECOND FLOOR

75 Market Street | Portland, ME

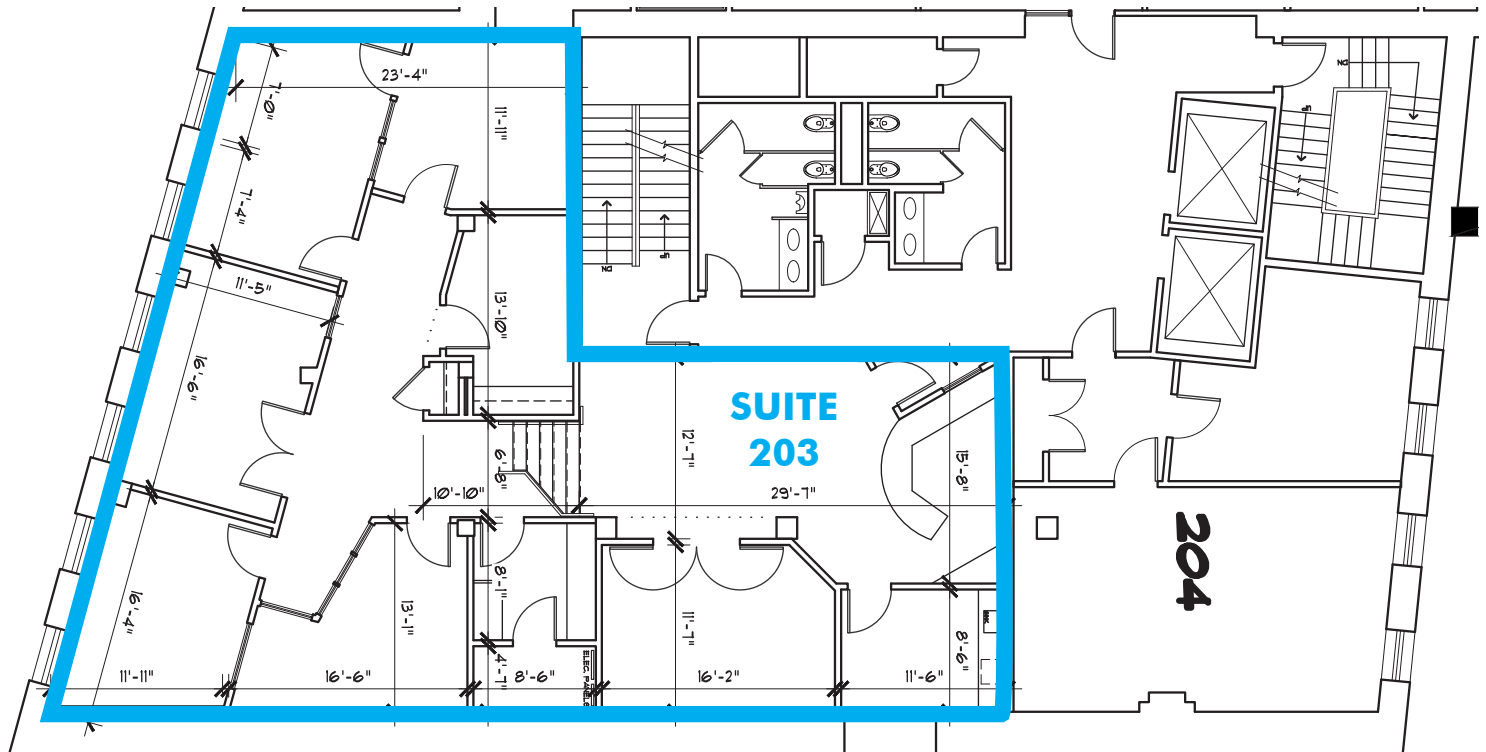


2,801± SF

Configured with seven offices, conference room,
server room, reception/waiting area
Restrooms shared in common with other tenants

May be combined with Suite 211 at 66 Pearl Steet
for a total of 4,968± F

\$24.75/SF MG



THIRD FLOOR

75 Market Street | Portland, ME



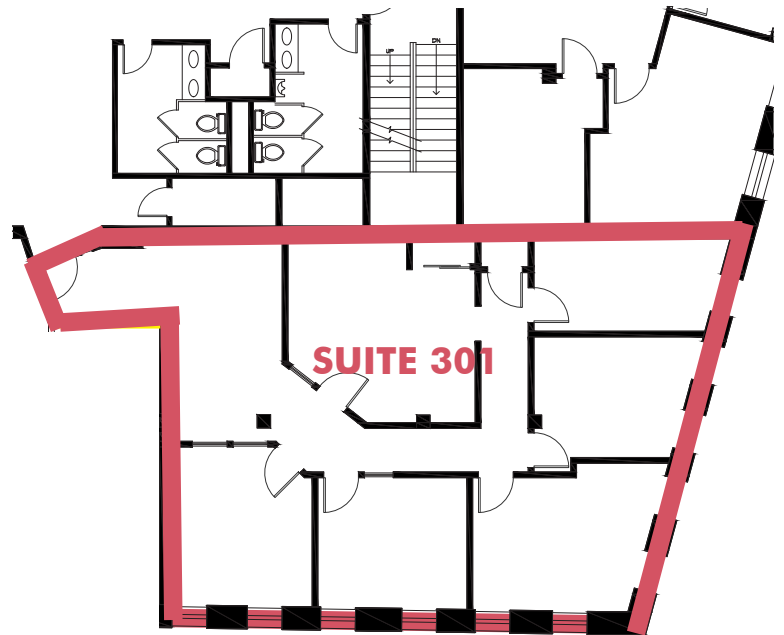
SUITE 301

1,964± SF

Configured with five offices, kitchenette/conference room, reception/waiting area

Restrooms shared in common with other tenants

\$23.75/SF MG



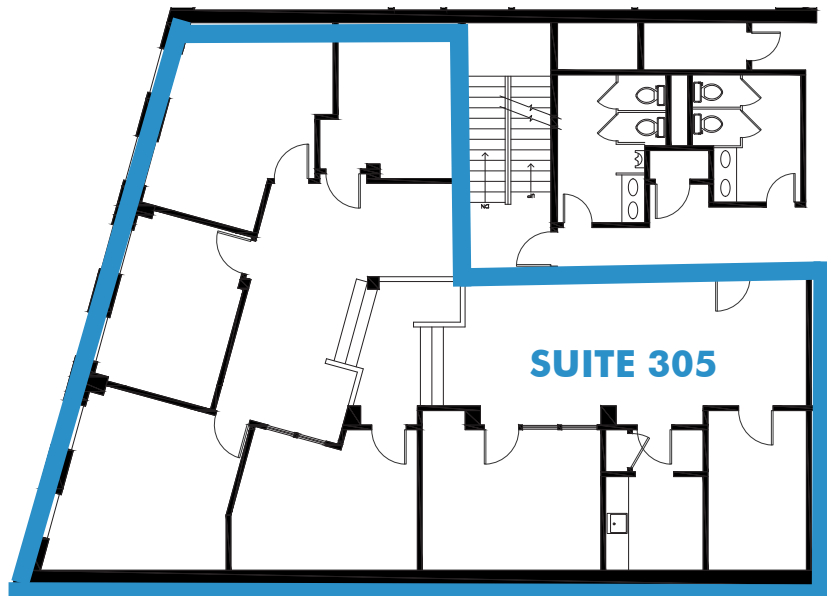
SUITE 305

2,866± SF

Configured with six offices, one conference room, kitchen, reception/waiting area

Restrooms shared in common with other tenants

\$22.75/SF MG



FOURTH FLOOR

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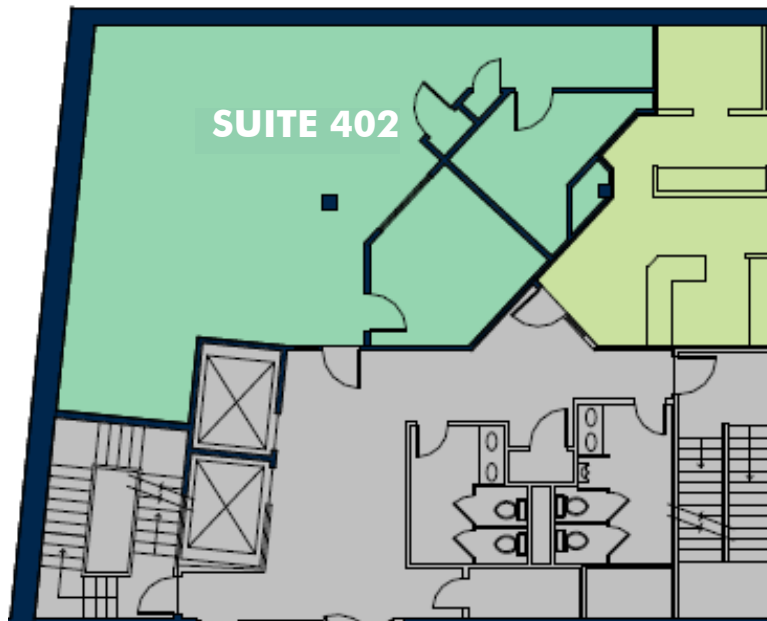


1,483± SF

Configured with two offices, open office area

Restrooms shared in common with other tenants

\$18.75/SF MG

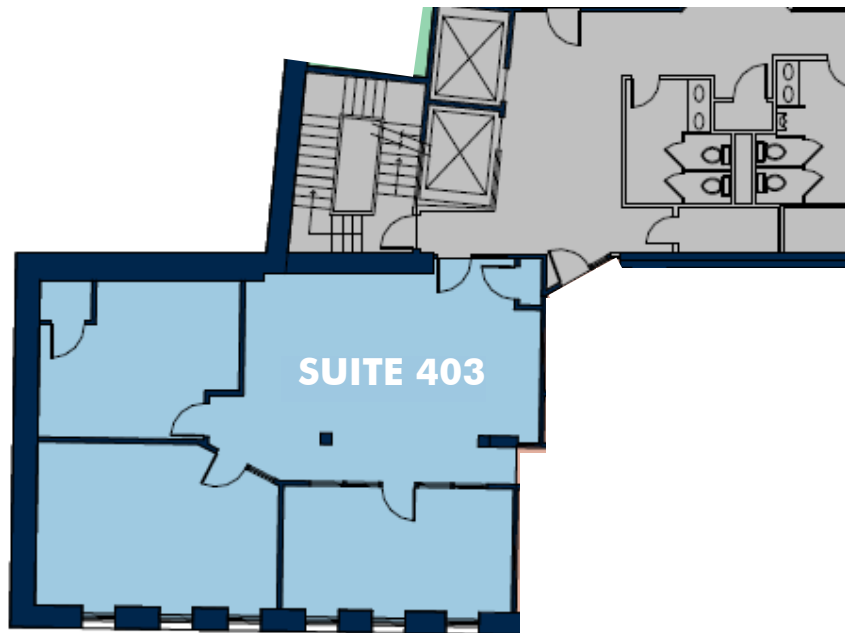


1,770± SF

Configured with three offices, open office area

Restrooms shared in common with other tenants

\$23.75/SF MG



FOURTH FLOOR

75 Market Street | Portland, ME



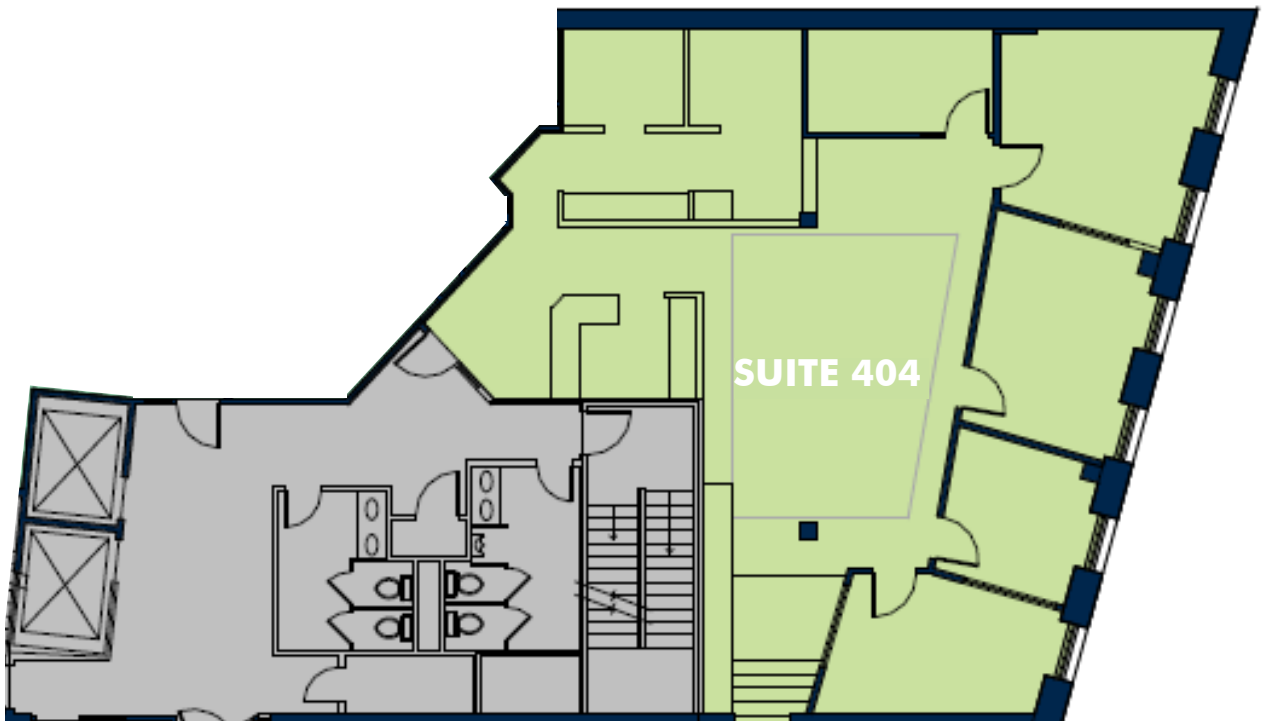
2,418± SF

Configured with four offices, one conference room, reception area, open office area

Restrooms shared in common with other tenants

Currently leased but available as a sublease or direct lease

\$23.75/SF MG



FIFTH FLOOR

75 Market Street | Portland, ME



3,101± SF

Water views

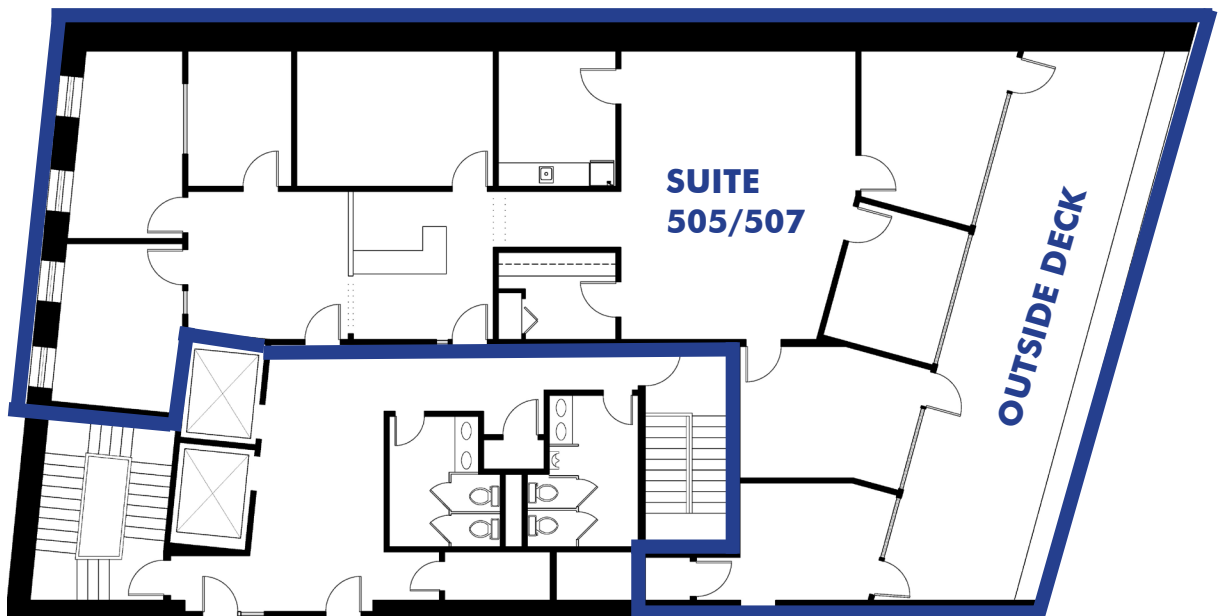
Configured with ten offices, reception area, kitchen, open office area, outside deck

Restrooms shared in common with other tenants

\$25.75/SF MG



SUITE 505/507



FOR LEASE | OFFICE SPACE

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