

FOR LEASE | OLD PORT OFFICE

66 Pearl Street | Portland, ME



PROFESSIONAL OFFICE SUITES

Second and third floor office suites available

Beautiful existing spaces with quality finishes and trim throughout, room for expansion and tenant build-out

Great location in the Middle Street retail corridor

Walking distance to all Old Port amenities, parking garages/lots, restaurants, banks, shops, City Hall and the courthouse complex



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MALONE COMMERCIAL BROKERS

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PROPERTY SUMMARY

66 Pearl Street | Portland, ME



OWNER: Leader Properties LLC

DEED: Book 18391, Page 314

ASSESSOR: Map 28, Block K, Lot 2

LOT SIZE: 0.564± AC

BUILDING SIZE: 54,400± SF

YEAR BUILT: 1900

CONSTRUCTION: Brick & stone

FLOORING: Hardwood, tile & carpet mix

CEILING HEIGHT: 12'±

LIGHTING: Parabolic

HVAC: Gas-fired heat/electric A/C
HVAC safety upgrades with maximum increase in fresh air, MERV 13 filter upgrades & REME Halos for ionization upon air release by units

UTILITIES: Municipal water & sewer

RESTROOM: Common area restrooms

SPRINKLER: Wet system

ELEVATOR: Yes

SIGNAGE: Directory board in lobby across from elevator

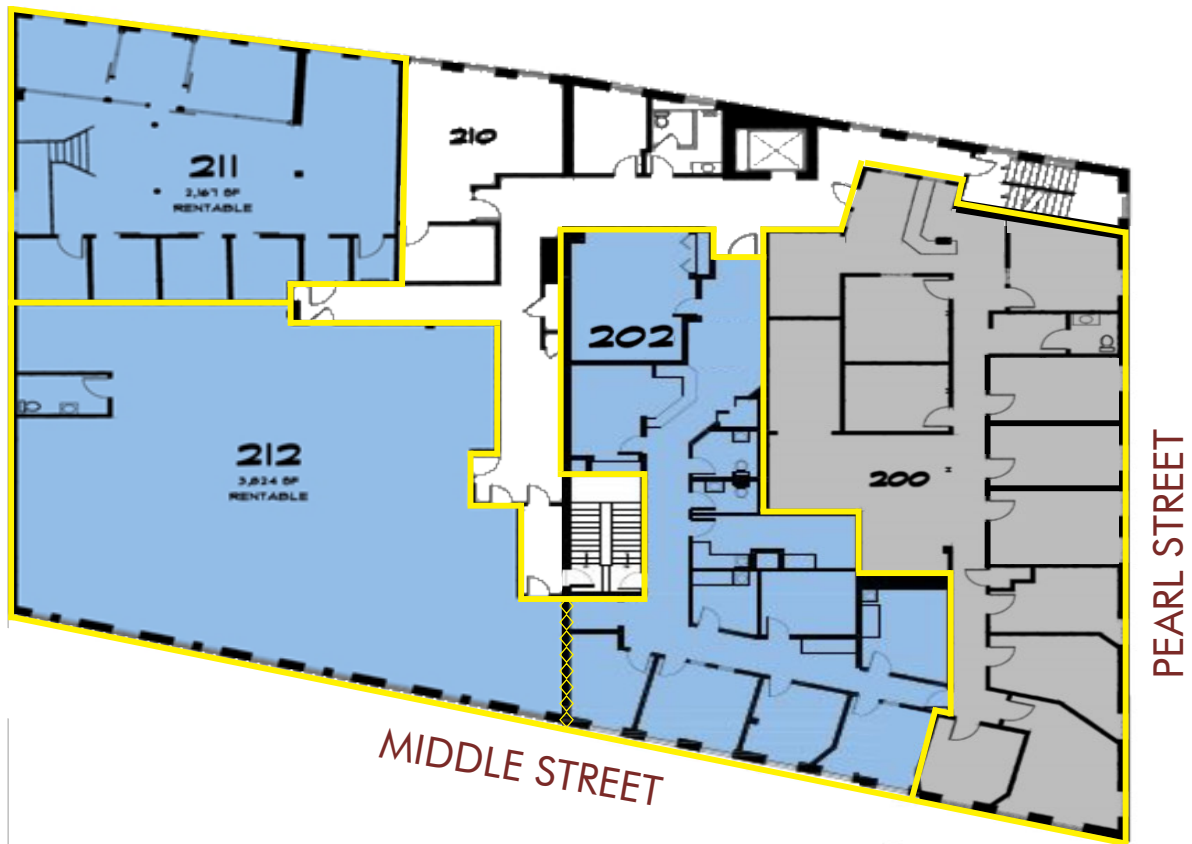
PARKING: Some on-site parking available

ROAD FRONTAGE: 138'±

ZONING: B3 - Downtown Business
PAD - Pedestrian Activities Overlay

SECOND FLOOR

66 Pearl Street | Portland, ME



SUITE 200: 3,641± SF

LAYOUT: Ten offices, reception, waiting area, open area, private bathroom

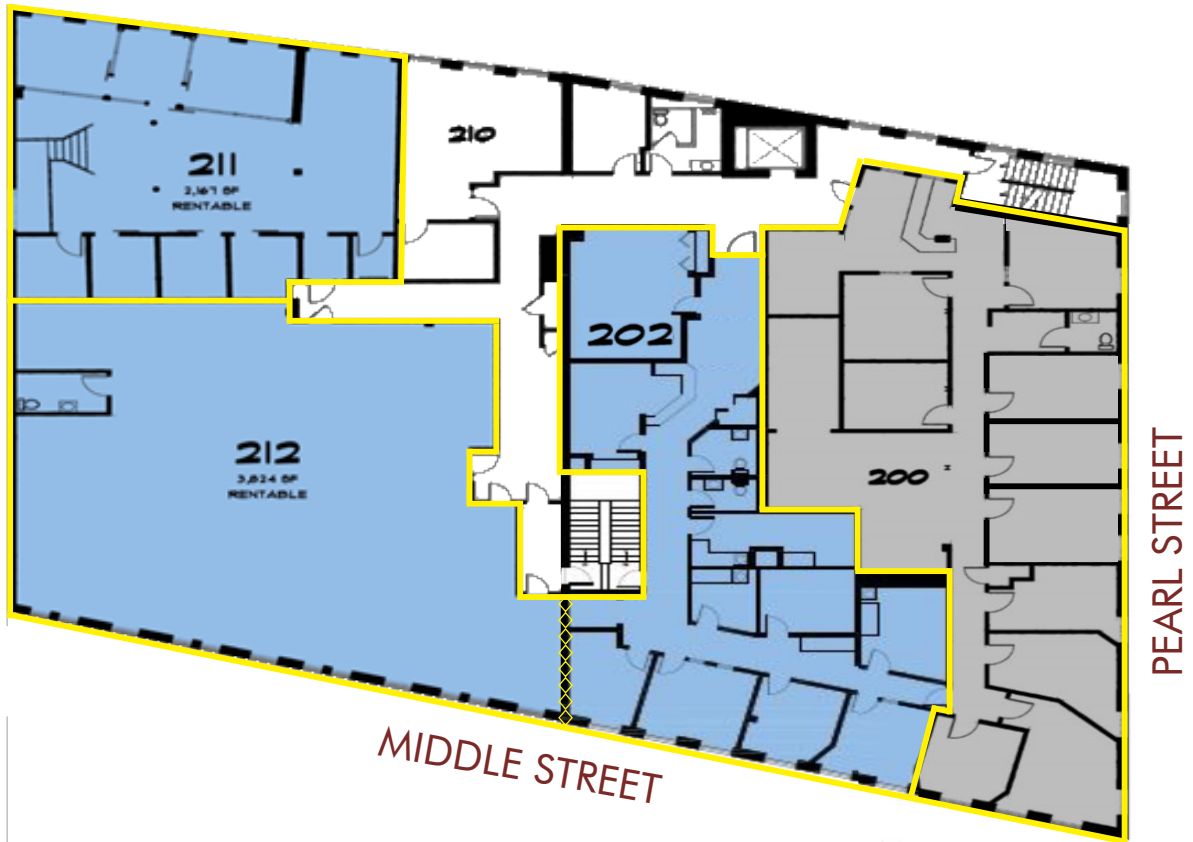
LEASE RATE: \$21.75/SF MG

AVAILABLE: February 1, 2026



SECOND FLOOR

66 Pearl Street | Portland, ME



SUITE 202*: 2,874± SF

LAYOUT: Eight offices, conference room, reception and kitchen

LEASE RATE: \$21.75/SF MG

SUITE 212*: 3,824± SF

LAYOUT: Open, ready for configuration, building standard finishes

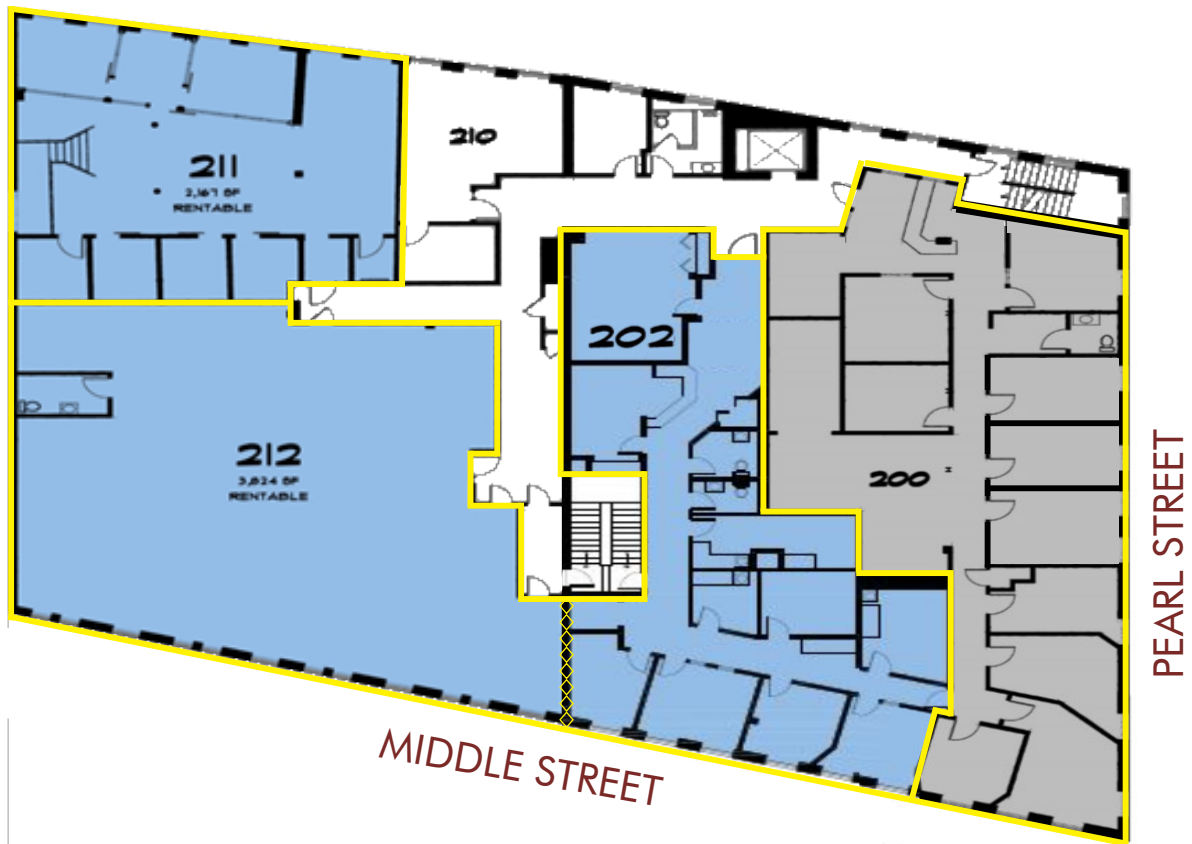
LEASE RATE: \$24.75/SF MG

* Suite 202/212 may be combined for a total of 6,698± SF



SECOND FLOOR

66 Pearl Street | Portland, ME

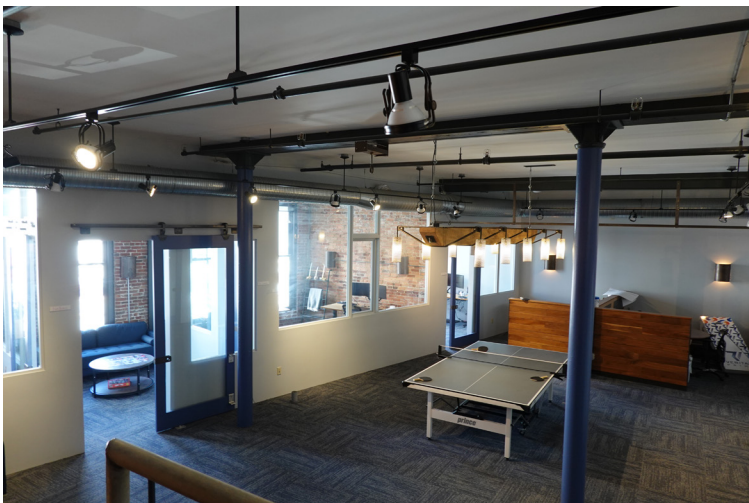


SUITE 211: 2,167± SF

LAYOUT: Eight offices, reception area, open work space and storage

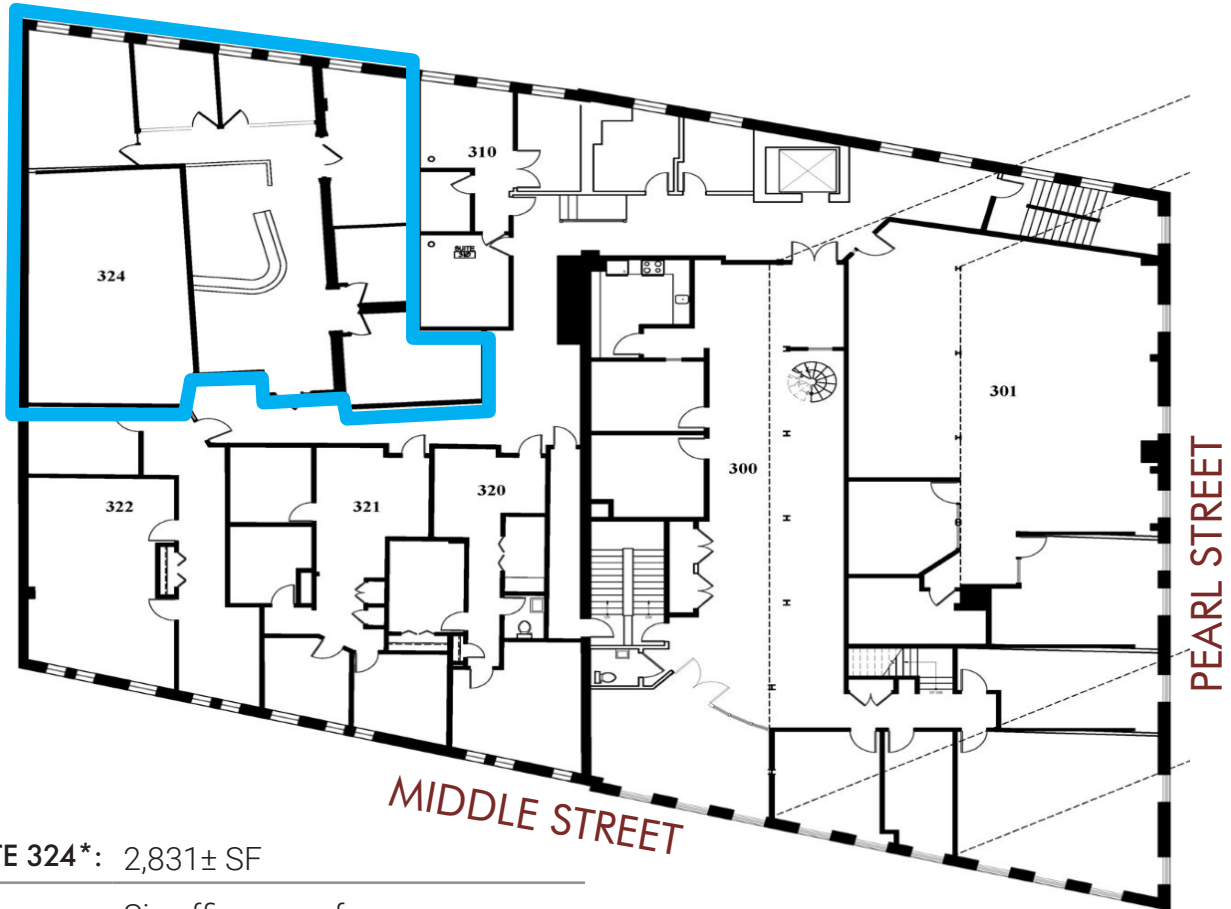
LEASE RATE: \$22.75/SF MG

NOTES: May be combined with Suite 203 at 75 Market Street for a total of 4,968± SF



THIRD FLOOR

66 Pearl Street | Portland, ME



SUITE 324*: 2,831± SF

LAYOUT: Six offices, conference room, reception and open area

LEASE RATE: \$21.75/SF MG

* Currently leased but available as a sublease or direct lease



THIRD FLOOR

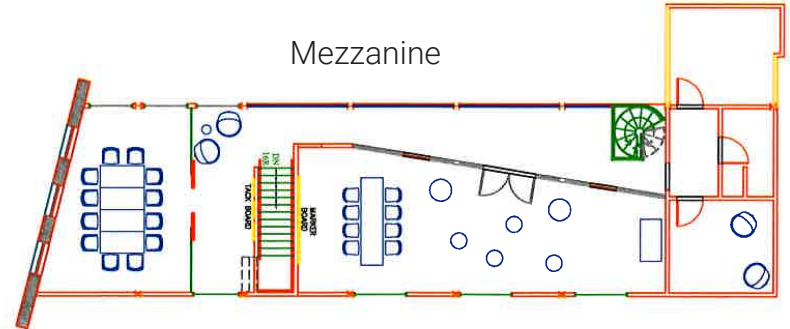
66 Pearl Street | Portland, ME



SUITES 300/301/
320/321/322: 11,502± SF

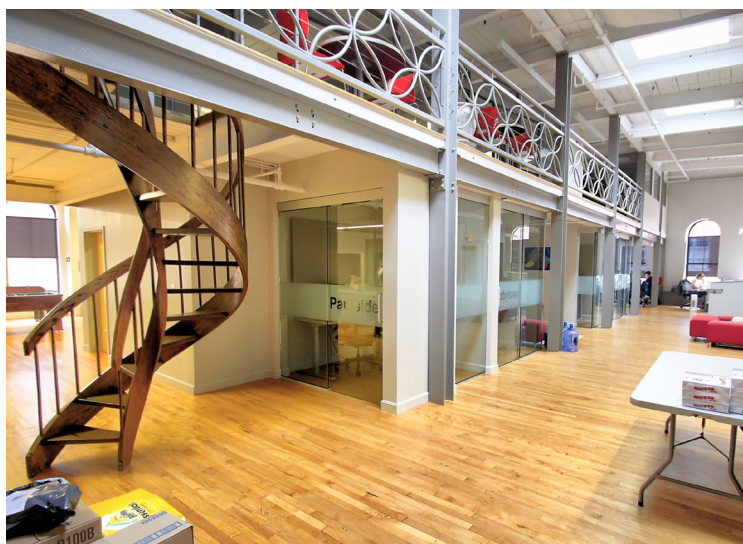
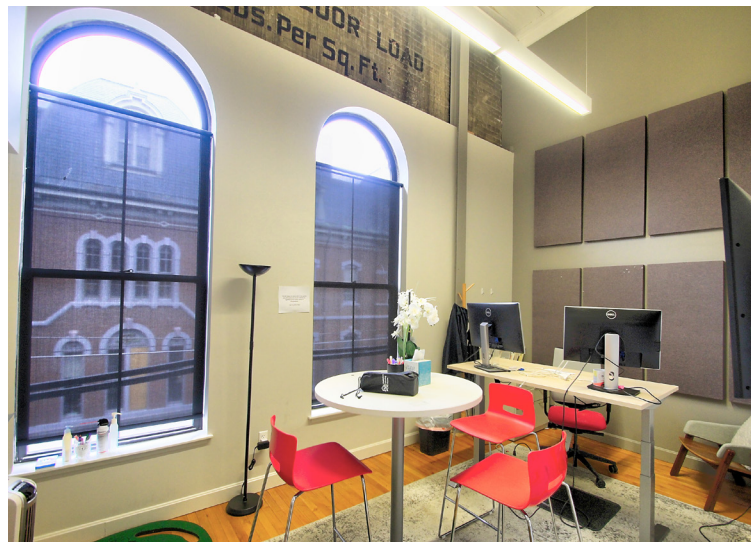
LAYOUT: Several offices, conference rooms, shared work space, open work space, large kitchen, breakspace and open mezzanine

LEASE RATE: \$24.75/SF MG



THIRD FLOOR

66 Pearl Street | Portland, ME



FOR LEASE | OLD PORT OFFICE SPACE

66 Pearl Street | Portland, ME



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