

For Lease 44 EXCHANGE STREET | PORTLAND, ME

OLD PORT SQ.



Premier Office Space In the Heart of Portland

This historic property is located on Maine's most vibrant and active retail corridor, offering visitors to Old Port Square an expansive selection of local boutique retailers. This 2,093± SF space is located on the third floor. A 782± SF space is also available on the second floor.



EAST
BROWN
COW™



MALONE
COMMERCIAL BROKERS



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Property Information

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Owner:	Cow Exchange LLC
Property Management:	East Brown Cow
Lot Size:	0.16± AC
Building Size:	21,593± SF
Available Space:	Suite 201: 782± SF Suite 301: 2,093± SF
Layout:	Suite 301: Four offices, conference room & open work space
Exterior:	Brick veneer exterior with concrete block walls and concrete details
Elevator:	Yes
Electricity:	Circuit breakers

Ceiling Height:	9'±
Restrooms:	Two in common per floor
HVAC:	Central
Signage:	Directory board in lobby
Storage:	Available for lease with spaces (contact Broker for details)
Parking:	Spaces available for lease at Landlord's adjacent garage
Zoning:	B-3 Downtown Business
Lease Rate:	\$18.75/SF MG (Heat included)

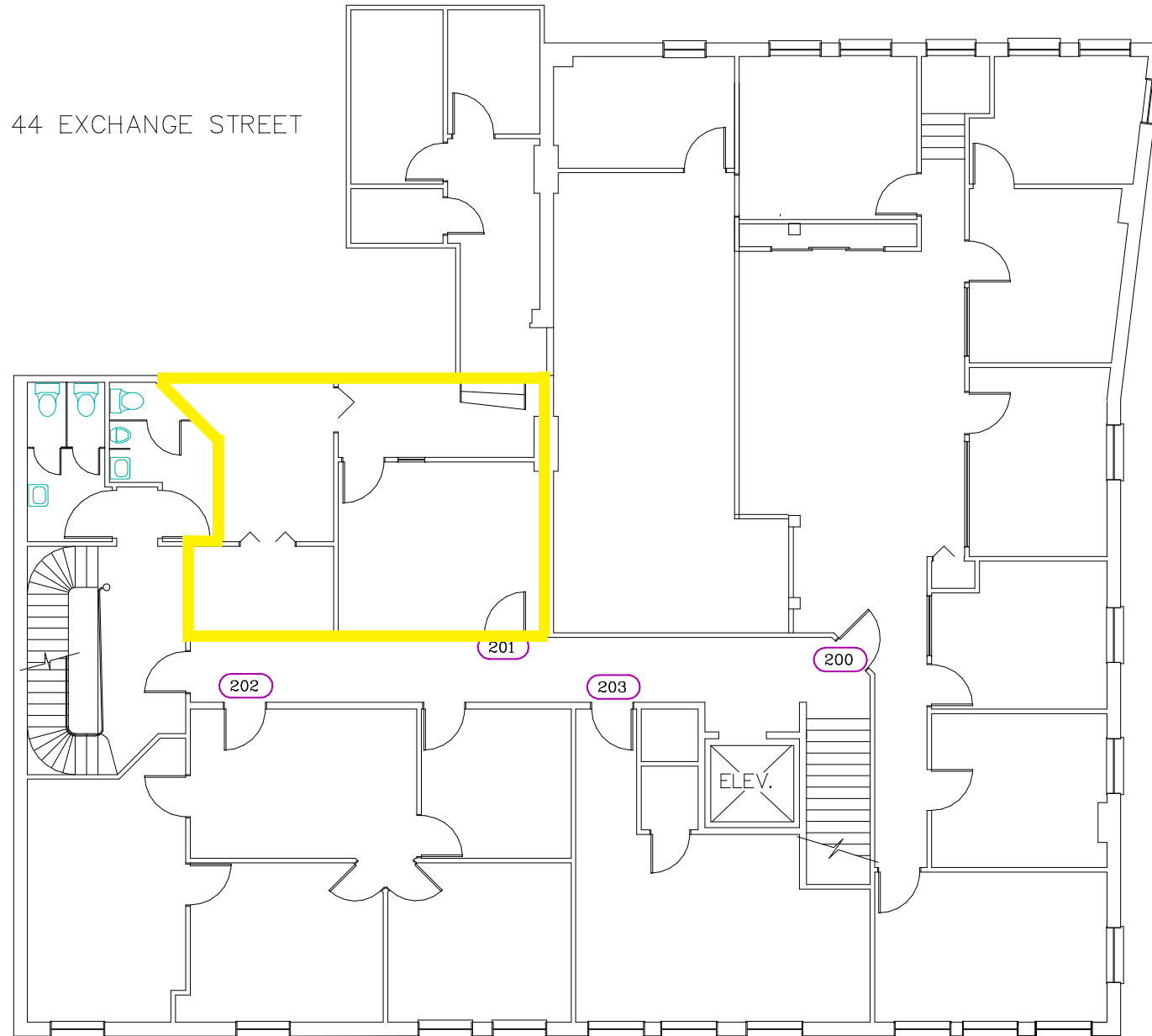
Old Port Square is a premier business address within the heart of downtown Portland. Surrounded by key civic institutions, including the U.S. District Court, Cumberland County Courthouse, and City Hall, it's a top location for the region's leading legal, financial, and professional firms. Tenants benefit from a central, walkable environment, close to popular coffee and lunch spots, along with the convenience of leasing parking at the nearby Old Port Square Garage.



Floor Plan

44 EXCHANGE STREET | PORTLAND, ME

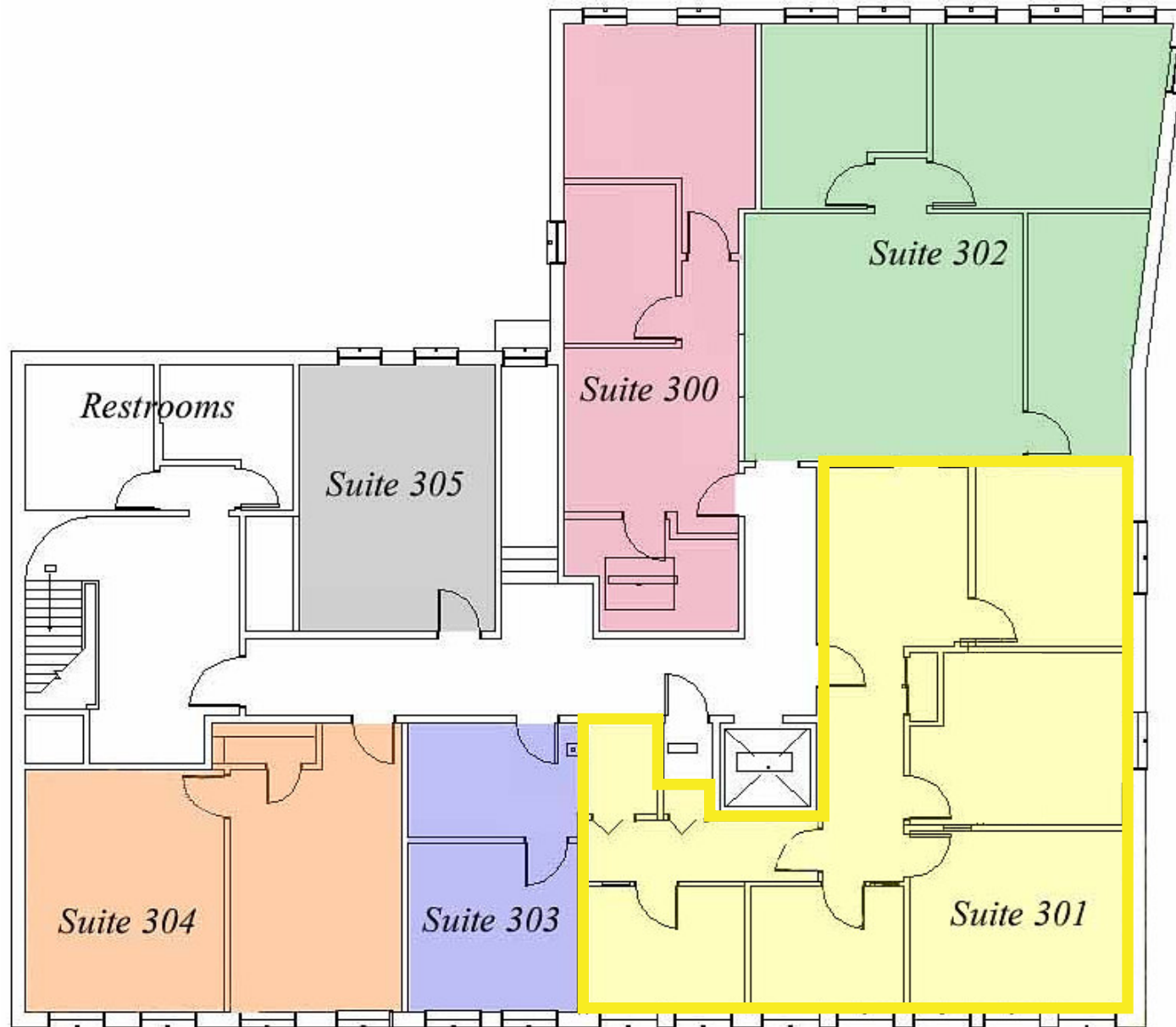
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The Vision

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The Vision OVERVIEW



Old Port Square reimagines a four-acre block into a distinctive urban destination with residences, retail, restaurants, offices, hotels, and public spaces. Situated at the cultural and economic center of Maine's largest city, the block is being redesigned to strengthen its connectivity to Portland's urban fabric and create an activated and distinct destination featuring prime retail, luxury hospitality, residences, award-winning food and beverage, Class A office, and experiential uses in Portland's historic downtown. The vision for Old Port Square is being brought to life through a collaboration between East Brown Cow, Safdie Architects, Pentagram, and Michael Boucher Landscape Architecture.



The Vision SITE MAP

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Buildings

- A 45 Union Street
- B 55 Union Street
- C 178 Middle Street
- D 184 Middle Street
- E 188 Middle Street
- F 190 Middle Street
- G 200 Middle Street
- H 210 Middle Street
- I 220 Middle Street
- J 36 Exchange Street
- K 44 Exchange Street
- L 45 Exchange Street
- M 57 Exchange Street
- N Old Port Square Garage
- O 424 Fore Street
- P Hyatt Place Portland - Old Port Square

Public Spaces

- Q Old Port Square Outdoor Public Space
- R Lobsterman Park
- S Tommy's Park
- T Post Office Park

● Pylon Signage Location

The Vision NEIGHBORHOOD

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Featured Tenants

WARBY
PARKER

URBAN
OUTFITTERS

BAR FUTO

PopUp
Bagels

HYATT
PLACE

THE DOCENT'S
COLLECTION

Fidelity
INVESTMENTS

Camden
NATIONAL BANK