

OFFICE FOR LEASE

163 FORE STREET, PORTLAND, ME 04101



SUBJECT PROPERTY

Property Description:

Available Space:

3rd Floor: 1,200-2,618+/- SF

Lease Rate: \$23-\$26

PSF NNN

Compass Commercial Brokers is pleased to offer the third office space for lease at 163-167 Fore Street. This premier six-story office building overlooks Portland's waterfront and presents a unique opportunity to locate your business in one of the city's most vibrant and rapidly evolving neighborhoods. Positioned at the corner of Fore and Hancock Streets, the property features creative office layouts with abundant natural light in an exceptional Eastern Waterfront location. Ample parking is available through nearby garages, surface lots, and on-street spaces, providing convenient access for both employees and visitors. Surrounded by a dynamic mix of national and local businesses, the property is within walking distance of WEX, Covetrus, Angoor Wine Bar, Moss Galleries, Thames Landing, Navis Café, Mesa Grande Taqueria, Coldwell Banker, and many other retailers, restaurants, and professional offices. With its premier waterfront setting, walkable amenities, and convenient accessibility, 163-167 Fore Street offers an outstanding opportunity for businesses seeking a high-quality office environment in Portland.

- **Property Address:** 163 Fore Street, Portland, ME
- **Owner:** 167 Fore Street LLC
- **Year Built / Renovated:** 2018
- **Zoning:** RC
- **Lot Size** .0966+/-
- **Construction:** Steel & glass
- **Utilities:** Natural gas fired HVAC
- **Parking:** On-site
- **Elevator:** One (1)
- **On-site Amenities:** Water views, state of the art construction and design, energy efficient spaces
- **Area Amenities:** Close to hotels, parking, shopping, and top restaurants
- **NNN's:** Est. \$3.95

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Interior Photos

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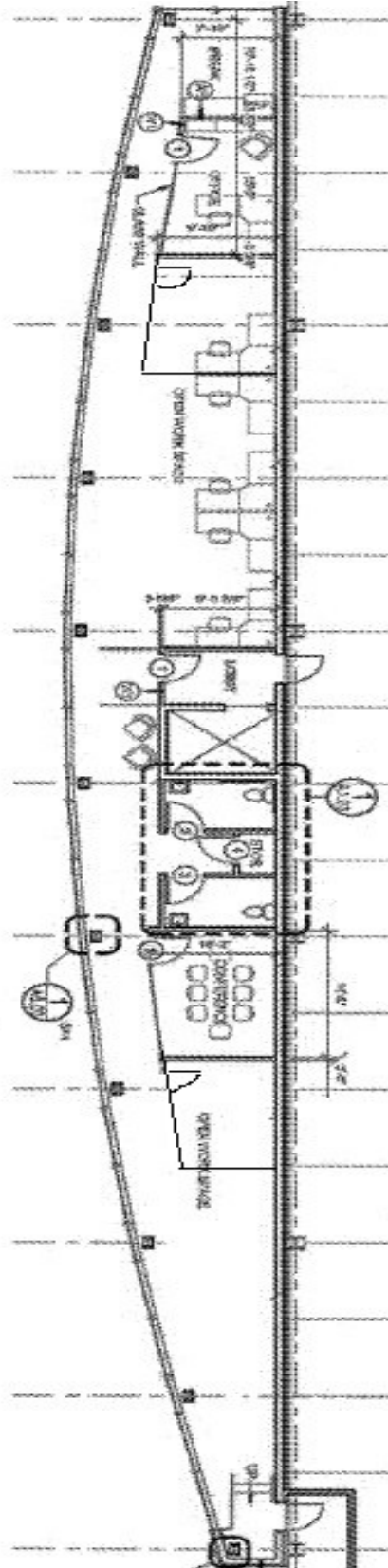




3rd Floor Floorplan

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Fore Street



Parkings
Garage



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Area Map

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