For Lease
57 EXCHANGE STREET | PORTLAND, ME

OLD PORT SQ.



Retail Space In the Heart of Portland

Known as the First National Bank Block and originally completed in 1884 in the Queen Anne style, this five-story office building features retail on its ground level.

EAST BROWN COW™

MALONE COMMERCIAL BROKERS



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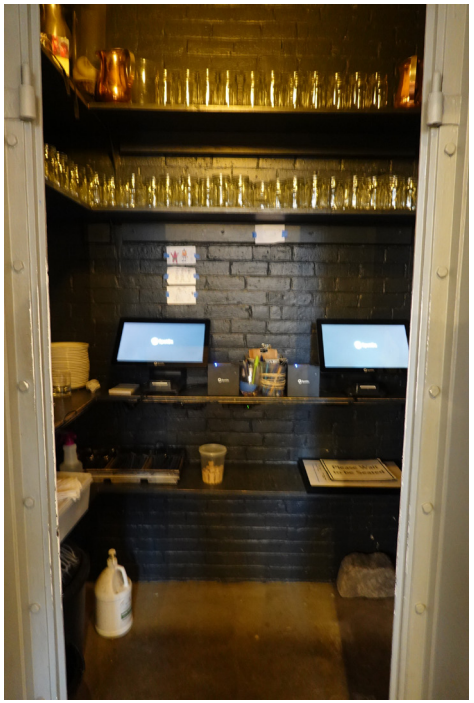
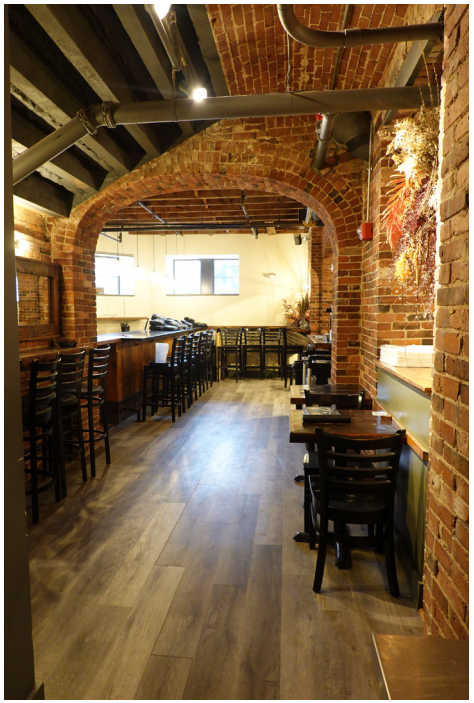
Property Information
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Owner:	Finial LLC
Property Management:	East Brown Cow
Lot Size:	0.145± AC
Building Size:	32,800± SF
Available Space:	Suite G01: 1,341± SF Suite G02: 1,674± SF Suite G01/G02: 3,015± SF Suite G03: 1,580± SF Suite G01/G02/G03: 4,595± SF First Floor: 5,738± SF Combo Ground Floor/First Floor: 10,346± SF
Exterior:	Brick veneer exterior with concrete block walls and concrete details
Elevator:	Yes

Electricity:	Individually metered, 100 amp
Ceiling Height:	9'±
Restrooms:	On each floor
HVAC:	Gas-fired central heating and A/C Water source heat pumps
Signage:	On building, windows and doors
Parking:	Spaces available for lease at Landlord's adjacent garage
Zoning:	B-3 Downtown Business
Lease Rate:	$45.00/SF MG (HVAC 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.

Photos
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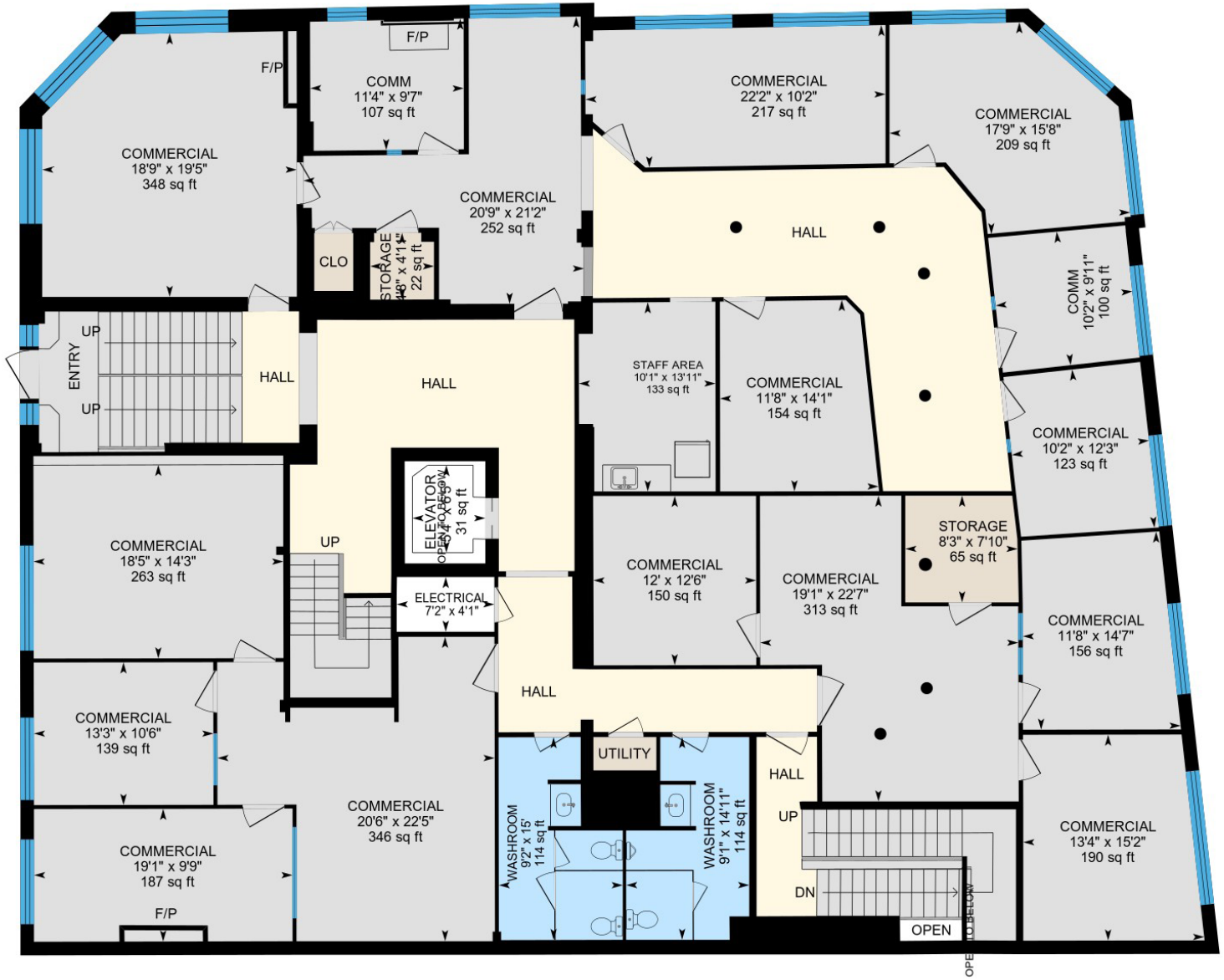






First Floor Plan
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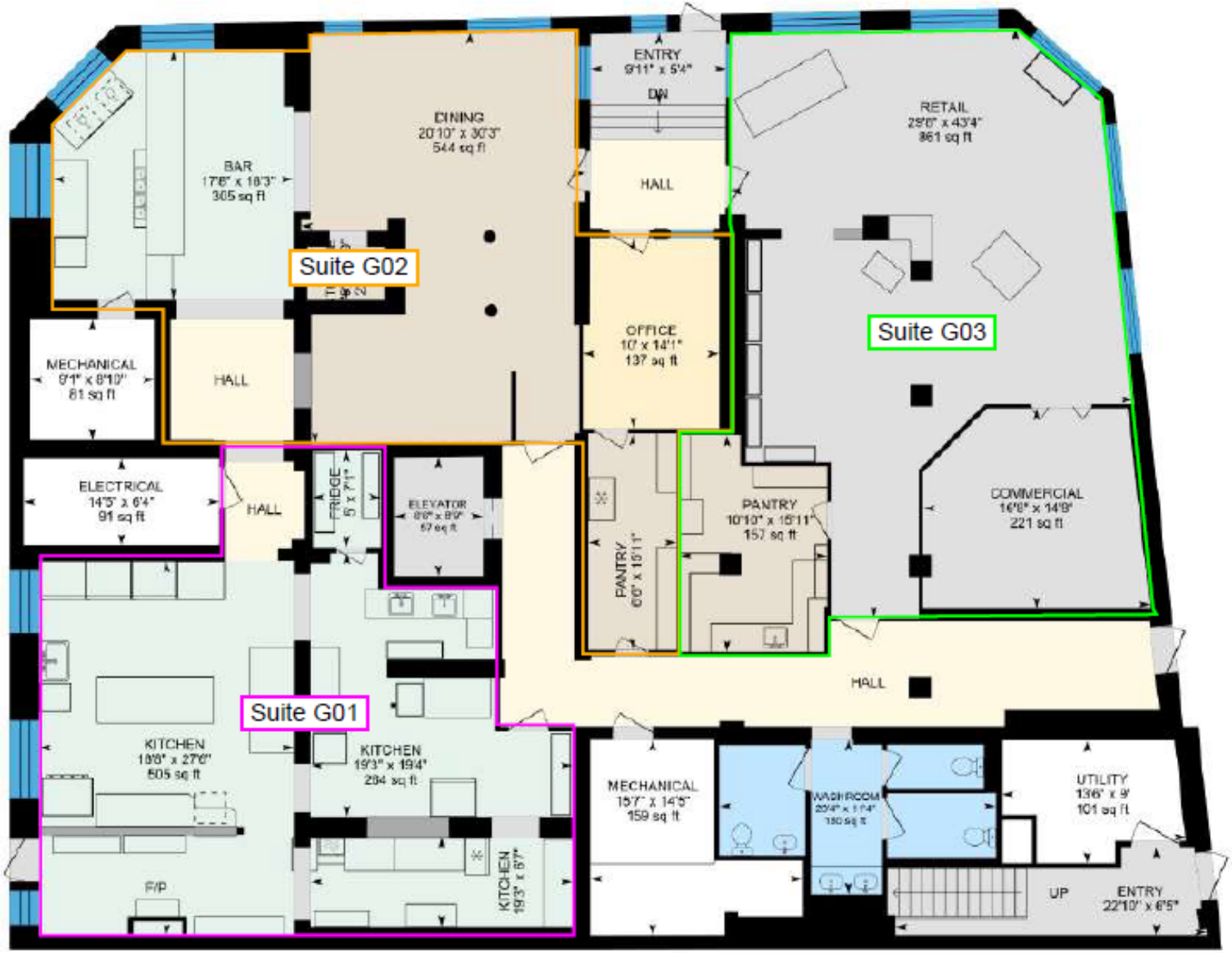
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Ground Floor Plan

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The Vision



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



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



Stay

- J Hyatt Place Portland - Old Port Square
- AY The Docent's Collection

Park

- K Old Port Square Garage

Shop

- A Warby Parker
- B Rough & Tumble
- C Urban Outfitters
- D Madewell
- O Judith
- P Free People
- Q Anthropologie
- V Athleta
- W FatFace
- AA Zane
- AB Bella Funk
- AC Bliss Boutique
- AD Fore & Wharf
- AE Expressly Trends
- N west elm
- Y Sherman's Maine Coast Book Shop
- AR Dean's Sweets
- AS Little Boutique
- AT Abacus Gallery
- AZ Treehouse Toys

Dine

- E Bar Futo
- F Paper Tiger
- G Lenora
- H Evo Kitchen + Bar
- R Bard Coffee
- S Yuri's Desserts
- X Gelato Fiasco
- I Novare Res Bier Cafe
- AG Street & Co.
- AH Crunchy Pokè
- AI Room for Improvement
- AJ Central Provisions
- AK Gross Confection Bar
- AL Off Track Pizza
- AM Blyth & Burrows
- AN Papi Portland
- AO The Thirsty Pig
- AP Buzz Coffee
- AQ The Portland Hunt & Alpine Club

Explore

- L Bangor Savings Bank
- M Fidelity Investments
- T Camden National Bank
- U Nickelodeon Cinemas
- Z KeyBank
- AU TD Bank
- AV Momentum Barbershop
- AW Folia
- AX Bevara Med Spa

Featured Tenants

WARBY PARKER

URBAN OUTFITTERS

BAR FUTO

Popup Bagels

HYATT PLACE

THE DOCENT'S COLLECTION

Fidelity INVESTMENTS

Camden NATIONAL BANK