

FOR LEASE | OLD PORT OFFICE

44 Exchange Street | Portland, ME



Also known as the Thomas Block II, 44 Exchange Street was built in 1870 in the Italianate style. The building has distinctive architectural details and brick masonry construction. Many features remain including floor to ceiling windows, exposed brick walls, curved wooden bannisters, to name a few.

OLD PORT OFFICE SPACE

- 600 and 2,093± SF third floor space
- Nicely configured for small office users
- Separate entrance to lobby with directory
- Great space in the heart of the Old Port!

LEASE RATE: \$18.75/SF MG (Heat included)



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PROPERTY SUMMARY

44 Exchange Street | Portland, ME



OWNER: Cow Exchange LLC

MANAGEMENT: East Brown Cow

ASSESSOR: Parcel ID 032 I008001

LOT SIZE: 0.1614± AC

BUILDING SIZE: 21,593± SF

AVAILABLE SPACE: Suite 301: 2,093± SF
Four offices, conference room and open work space
Suite 304: 600± SF
Two offices

YEAR BUILT: 1870

CONSTRUCTION: Three story masonry and wood

ROOF: Flat

FLOORS: Wood and carpet mix

CEILING HEIGHT: 9'±

ELEVATOR: Yes

HVAC: Central

UTILITIES: Municipal water & sewer

ELECTRIC: Circuit breakers

RESTROOMS: Two in common per floor

SIGNAGE: Directory board in lobby

STORAGE: Available for lease with spaces

PARKING: Spaces at adjacent Fore Street Garage per separate agreement at market rates

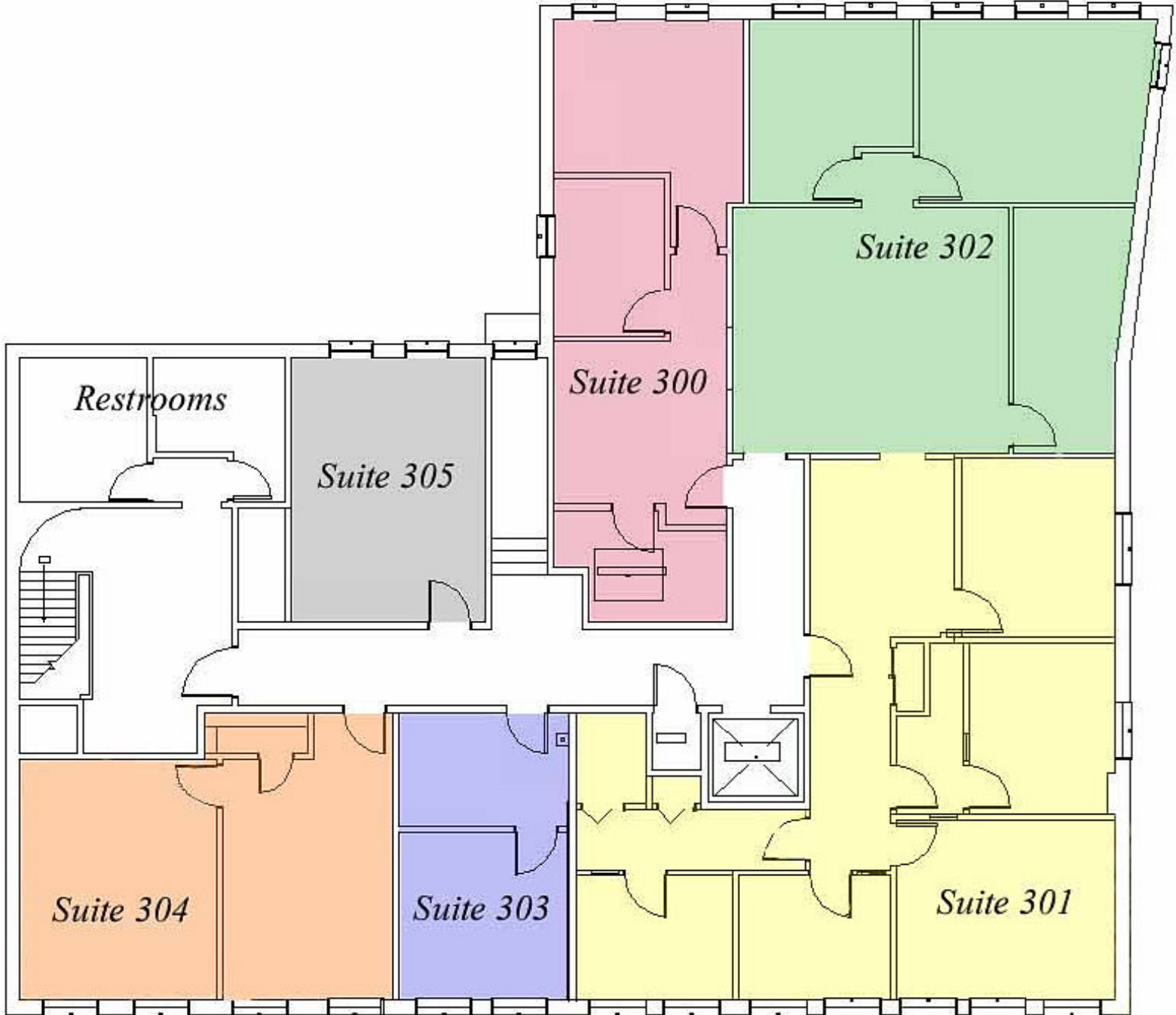
ZONING: B3 - Downtown Business
PAD - Pedestrian Activities District Overlay

TAXES: \$35,156.14



FLOOR PLAN

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SUBJECT PROPERTY

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