# FOR LEASE | OFFICE

## 424 FORE STREET, SUITE 3A, PORTLAND, ME 04101

OLD PORT SQ.




EAST BROWN COW®

CORE



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# PROPERTY INFORMATION

## 424 FORE STREET, SUITE 3A, PORTLAND, ME 04101

| | |
|---|---|
| **Address** | 424 Fore Street, Portland, ME 04101 |
| **Lease Rate** | $16.75 PSF Modified Gross |
| **Square Footage**<br>Level 3: Suite 3A<br>Level 4: Mezzanine | 3,050 ± RSF<br>931 ± RSF<br>2,119 ± RSF |
| **Management** | East Brown Cow |
| **Parking** | Street Parking & Old Port Square Garage |
| **Property Type** | Mixed-Use |
| **Year Built** | 1827 |
| **Neighborhood/District** | Old Port / Old Port Square |
| **HVAC** | Gas-Fired Central Air |
| **Water & Sewer** | Municipal (Included) |
| **Restrooms** | Single, Common Area |
| **Electrical** | 100 Amp |
| **Signage** | Lobby Directory, Blade Sign Possible |

Distinctive 3,050± SF office opportunity in the heart of Portland's Old Port. The suite spans the third floor and mezzanine and features dramatic vaulted ceilings, exposed brick, original heavy timber framing, skylights, open work areas, and preserved historic pulley/wheel elements that give the space a character rarely found in conventional office space.

The flexible multi-level layout is well suited for a creative office, studio, showroom, or professional user seeking a memorable workspace. The property is surrounded by the Old Port's restaurants, retail, hotels, and waterfront amenities, with Hyatt Place and the Old Port Square Garage directly across the street. Exterior directory signage will be permitted.

# PROPERTY PHOTOS

424 FORE STREET, SUITE 3A, PORTLAND, ME 04101

OLD PORT SQ.







Please note that the wood flooring shown in these images is conceptual.

# PROPERTY PHOTOS

## 424 FORE STREET, SUITE 3A, PORTLAND, ME 04101

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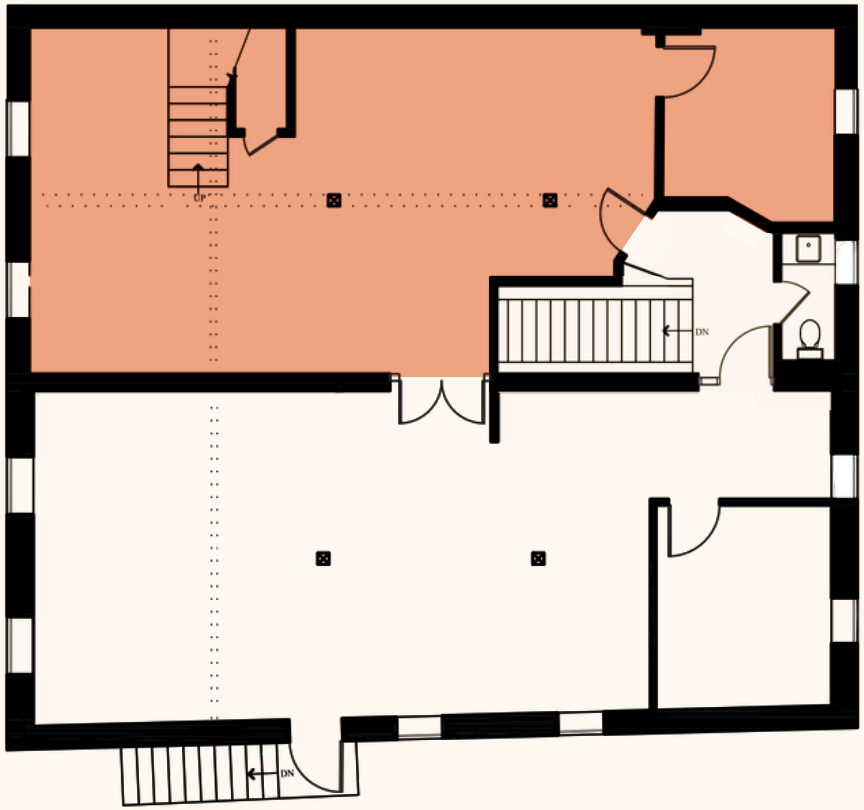


# FLOOR PLAN

424 FORE STREET, SUITE 3A, PORTLAND, ME 04101

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## LEVEL 3




## LEVEL 4



# 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

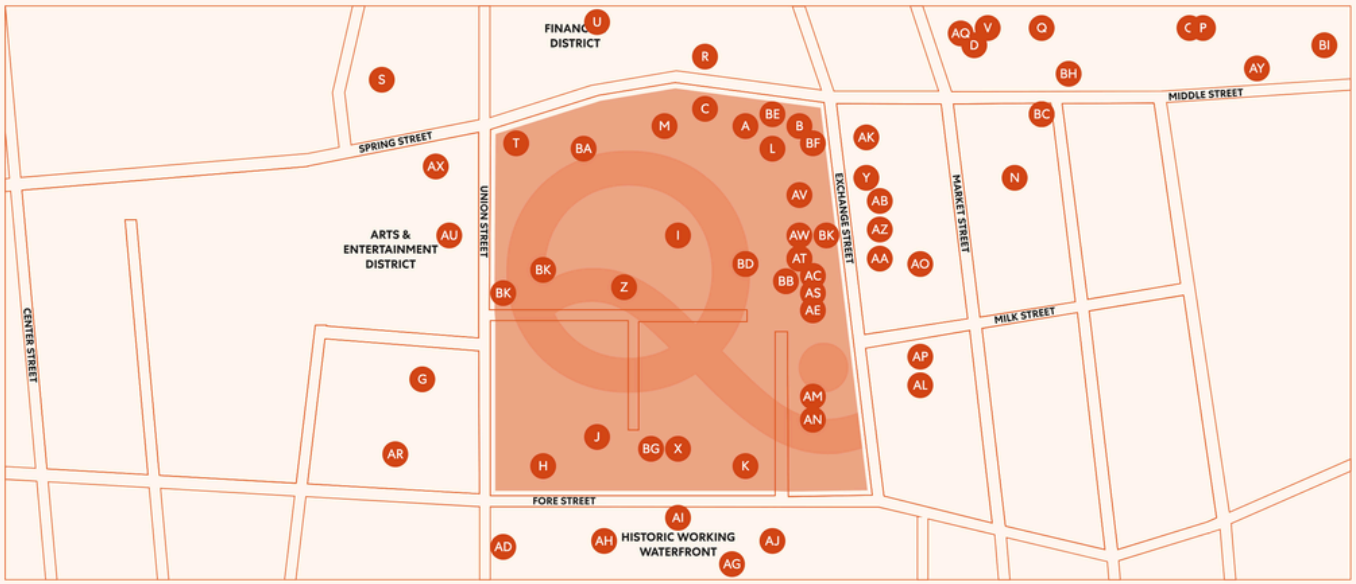
- A 45 Union Street
- B 55 Union Street
- C 178 Middle Street
- D 184 Middle Street
- E 188 Middle Street
- F 190 Middle Street
- G 200 Middle Street
- H 210 Middle Street
- I 220 Middle Street
- J 36 Exchange Street
- K 44 Exchange Street
- L 45 Exchange Street
- M 57 Exchange Street
- N Old Port Square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

# The Vision
## NEIGHBORHOOD

OLD PORT SQ.




### Stay

- J Hyatt Place Portland - Old Port Square
- AY The Docent's Collection - Thompson Block
- BI The Docent's Collection - A. Robinson Block
- BE The Docent's Collection - William Widgery Thomas Block
- BF The Docent's Collection - Boyd Block

### 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
- 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
- AW Folia
- AZ Treehouse Toys
- BB Baske
- BC Portland Art Gallery
- BH A.W.D. Textile Designs
- BD Arcana

### Dine

- BA PopUp Bagels
- 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
- BG Barkada

### Explore

- U Nickelodeon Cinemas
- AV Momentum Barbershop
- AX Bevara Med Spa
- AT Abacus Gallery
- BC Portland Art Gallery
- BD Arcana
- BK 'Buoyancy' Art Installation

### & More

- L Bangor Savings Bank
- M Fidelity Investments
- T Camden National Bank
- Z KeyBank
- AU TD Bank

Featured Tenants

WARBY PARKER

URBAN OUTFITTERS

Popup Bagels

HYATT PLACE

THE DOCENT'S COLLECTION

Fidelity INVESTMENTS

Camden NATIONAL BANK

EVO

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