

FOR LEASE • OFFICE SPACE

75 Market Street • Portland, ME



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PROFESSIONAL OFFICE

- Professional office suites available in varying sizes from 1,483± SF up to 4,968± SF
- Excellent Old Port location at the corner of Market and Middle Streets across from Tommy's Park
- Close to parking, restaurants, retail, and courthouse

LEASE RATE: UP TO \$25.75/SF MG

PROPERTY SUMMARY

75 Market Street • Portland, ME



Site Info

OWNER:	Wholly Cow LLC
MANAGEMENT:	East Brown Cow
DEED:	Book 24614, Page 255
ASSESSOR:	Map 28, Block K, Lots 3-6
LOT SIZE:	0.234± AC
SIGNAGE:	Lobby directory
PARKING:	Spaces available for lease at Old Port Square Garage
ZONING:	B3 – Downtown Business PAD – Pedestrian Activities Overlay District

Building Info

BUILDING SIZE:	48,912± SF
AVAILABLE SPACE:	Suite 203*: 2,801± SF Suite 301: 1,964± SF Suite 305: 2,866± SF Suite 402: 1,483± SF Suite 403: 1,770± SF Suite 404**: 2,418± SF Suite 505/507: 3,101± SF
YEAR BUILT:	1868
FLOORING:	Carpet
CEILING HEIGHT:	10-14'±
LIGHTING:	Parabolic lighting fixtures throughout
HVAC:	Heat pump with REME Halos for improved air quality
UTILITIES:	Municipal water/sewer
RESTROOM:	Two in-common on each floor
SPRINKLER:	Wet system
ELEVATOR:	Two

Property Management

East Brown Cow and its affiliates comprise a real estate management, investment, and development firm based in the historic Old Port neighborhood of Portland, Maine. Since its establishment in 1989, the company's portfolio has grown to include 37 properties totaling more than 1.34 million square feet across the greater Portland urban area, including 31 buildings in the Old Port alone.

East Brown Cow seeks to create meaningful connections to the surrounding urban fabric through high-quality design and the carefully curated use of its properties while providing first-class management services to its tenants. All acquisitions and developments are grounded in the company's commitment to environmental stewardship, excellence in design and historic preservation, and the activation of publicly accessible spaces while exploring new technologies in urban real estate.

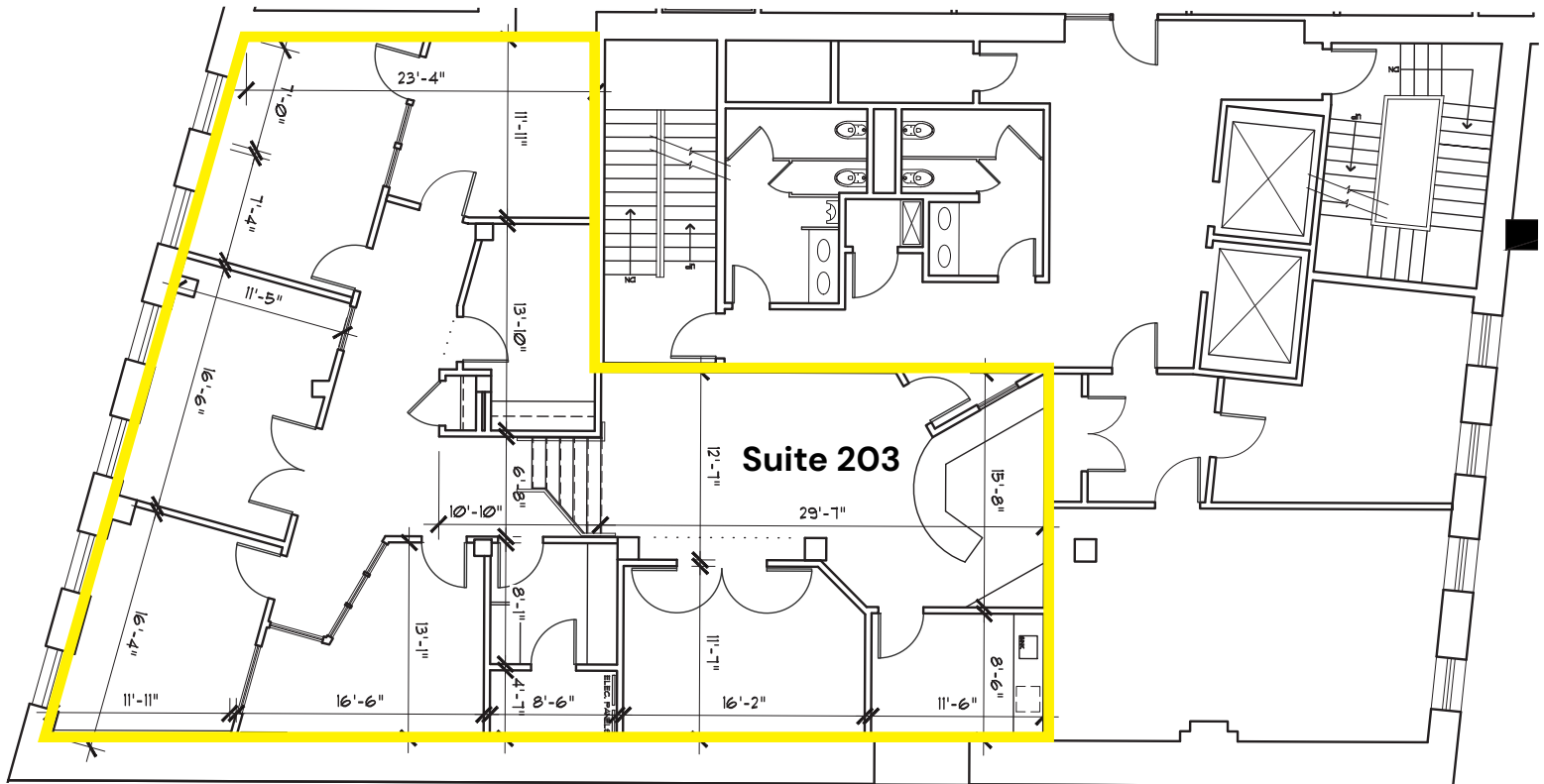


*May be combined with Suite 211 at 66 Pearl Street for a total of 4,968± SF.

**Currently leased but available as a sublease or direct lease publicly accessible spaces while exploring new technologies in urban real estate.

SECOND FLOOR PLAN

75 Market Street • Portland, ME



Suite 203

SIZE: 2,801± SF

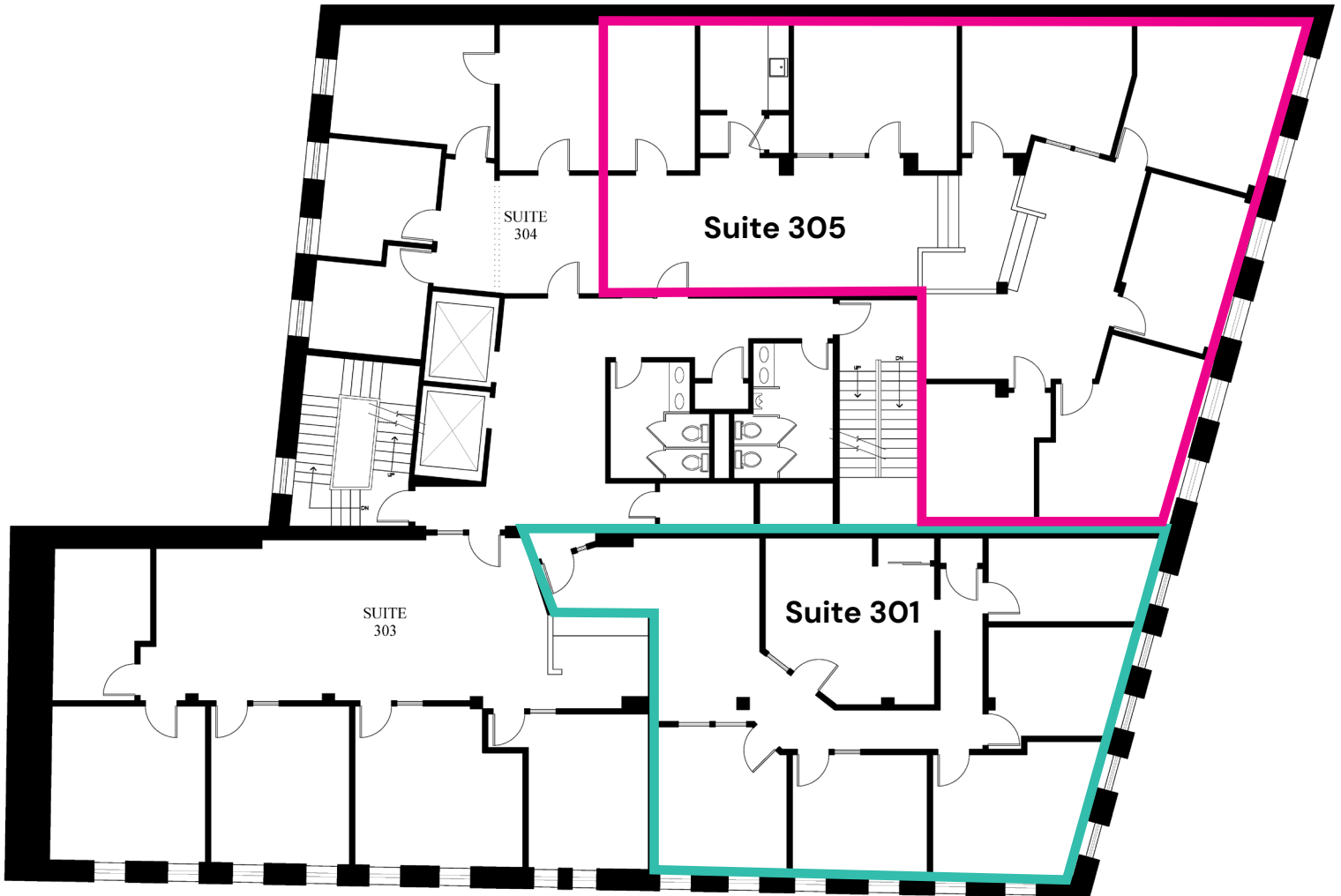
LAYOUT: Seven offices, conference room, server room, reception/waiting area

LEASE RATE: \$24.75/SF MG

May be combined with Suite 211 at 66 Pearl Steet for a total of 4,968± SF

THIRD FLOOR PLAN

75 Market Street • Portland, ME



Suite 301

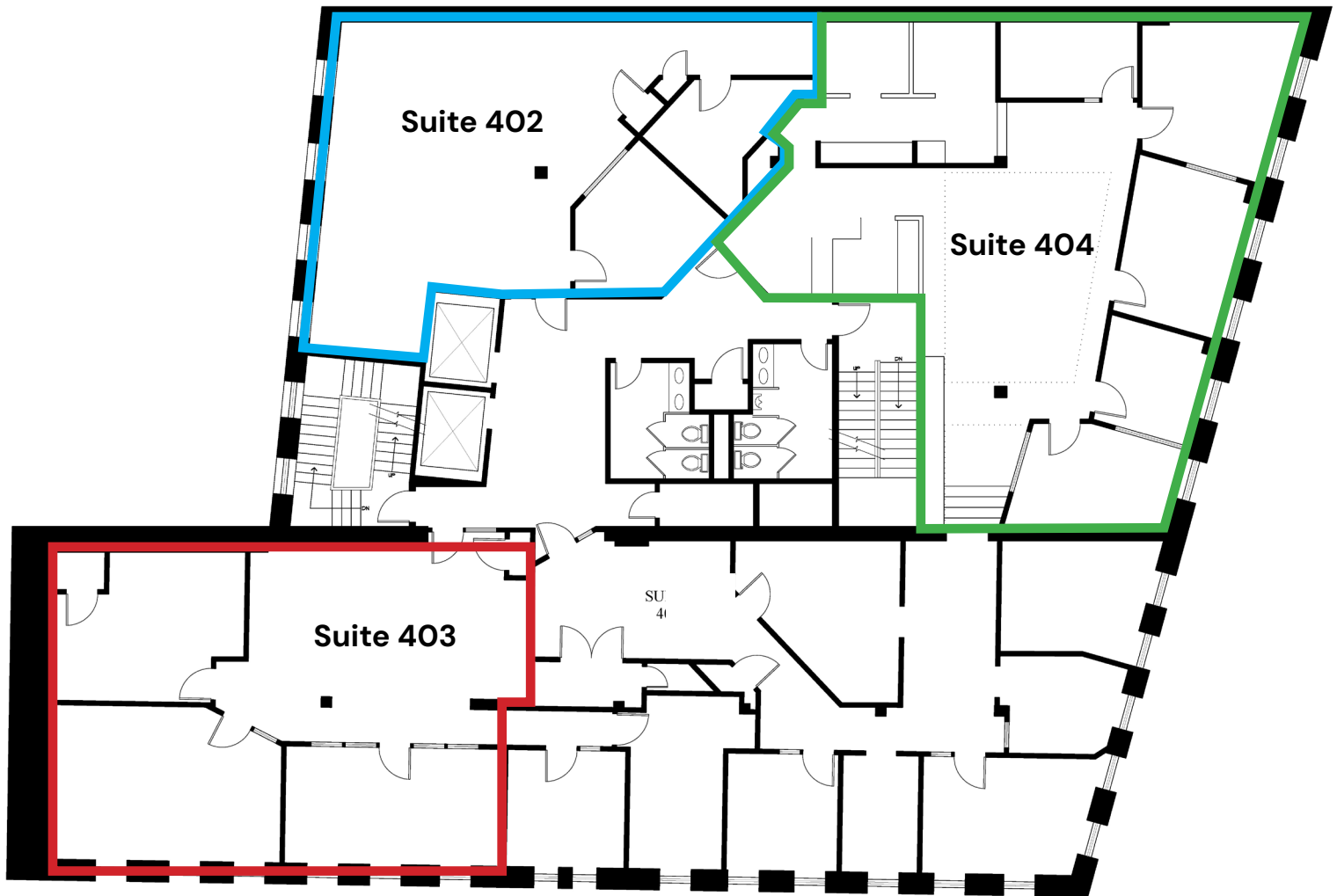
SIZE:	1,964± SF
LAYOUT:	Five offices, kitchenette/conference room, reception/waiting area
LEASE RATE:	\$23.75/SF MG

Suite 305

SIZE:	2,866± SF
LAYOUT:	Six offices, one conference room, kitchen, reception/waiting area
LEASE RATE:	\$22.75/SF MG

FOURTH FLOOR PLAN

75 Market Street • Portland, ME



Suite 402

SIZE:	1,483± SF
LAYOUT:	Two offices, open office area
LEASE RATE:	\$18.75/SF MG

Suite 403

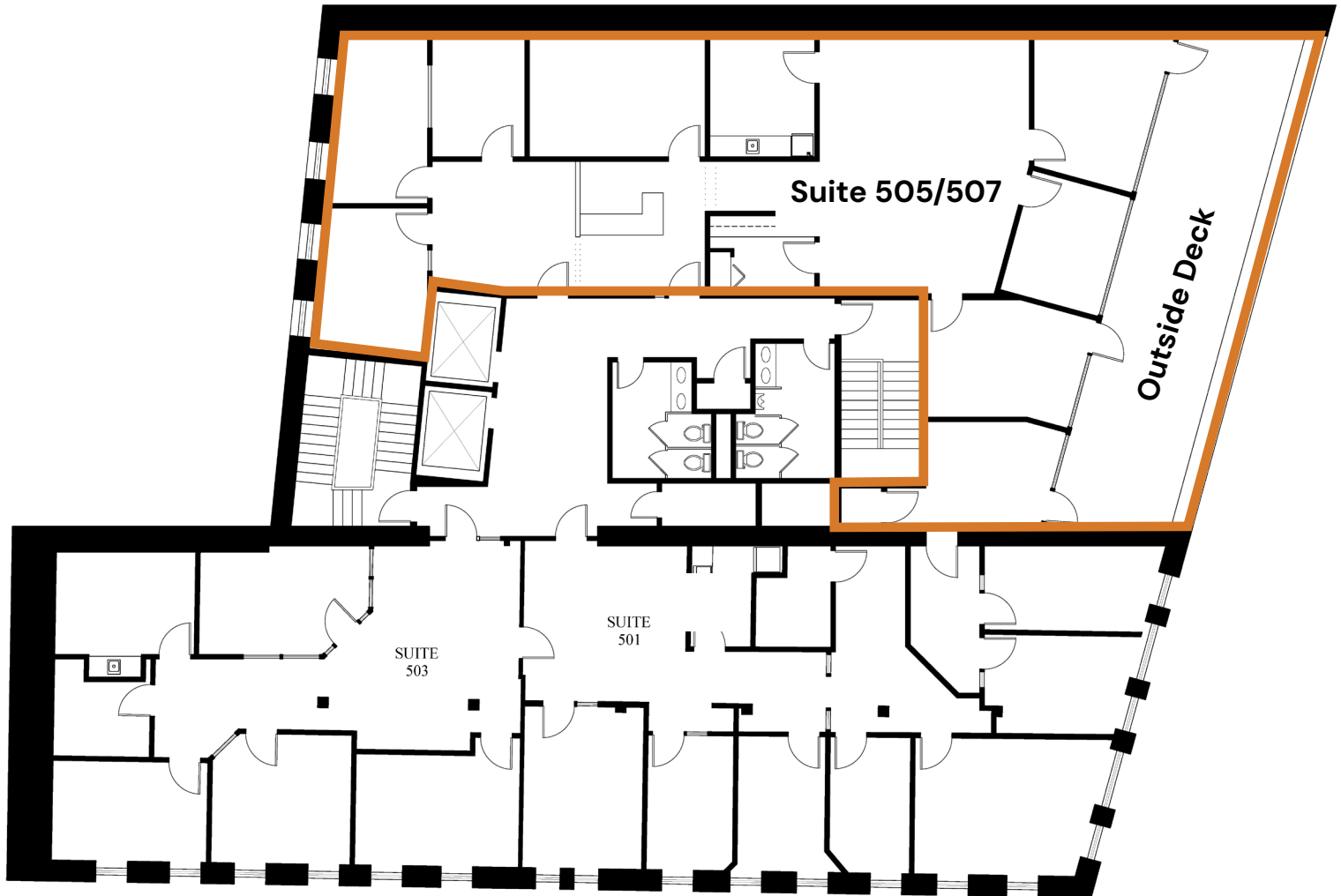
SIZE:	1,770± SF
LAYOUT:	Three offices, open office area
LEASE RATE:	\$23.75/SF MG

Suite 404

SIZE:	2,418± SF
LAYOUT:	Four offices, one conference room, reception area, open office area
LEASE RATE:	\$23.75/SF MG

FIFTH FLOOR PLAN

75 Market Street • Portland, ME



Suite 505/507

SIZE: 3,101± SF

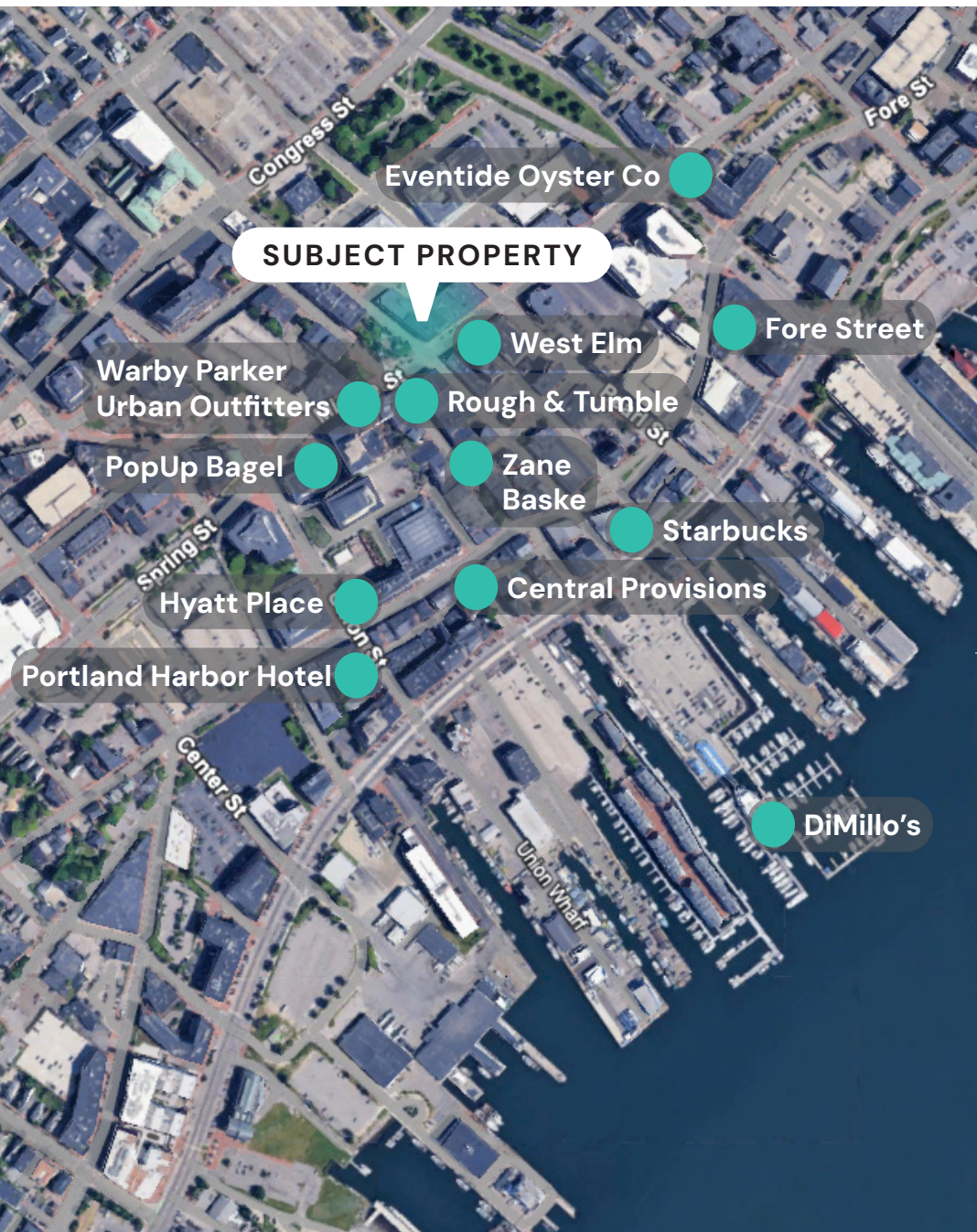
LAYOUT:

Water views; Ten offices, reception area, kitchen, open office area, outside deck

LEASE RATE: \$25.75/SF MG

LOCATION MAP

75 Market Street • Portland, ME



NEARBY

STAY



DINE



FORE STREET

SHOP

west elm

WARBY
PARKER

Madewell

ANTHROPOLOGIE

URBAN
OUTFITTERS

zane

FREE PEOPLE

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