

**PORTA  
& CO.**

# For Lease | Portland Office Suites

188 State Street | Portland, ME



## Property Highlights

- Downtown Portland Office Suites for lease
- Shared kitchenette, waiting area, conference room and restrooms
- Easily accessible from I-295
- Centrally located in Longfellow Square
- Parking at market rates
- Ample windows allow for impressive natural lighting and views overlooking State Street



**PORTA & CO.**

COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor  
Portland, ME 04101  
207-747-1515  
[www.portacompany.com](http://www.portacompany.com)

**Owner:** Longfellow Square LLC

**Building Size:** 15,200± SF

**Heat:** Forced Hot Air

**A/C:** Central

**Elevator:** Yes (1)

**Parking:** Surface Parking available at Market Rates

**Utilities:** Included in monthly rent

**Internet:** Tenant Responsibility

**Available Spaces:**

- ~~**LEASED** Suite 201: 465± SF - \$1,250/month Gross~~
- Suite 202: 650± SF - \$1,350/month Gross
- Suite 203: 950± SF - \$2,000/month Gross
- Suite 204: 658± SF - \$1,500/month Gross
- Suite 402: 98± SF - \$450/month Gross
- ~~**LEASED** Suite 405: 138± SF - \$450/month Gross~~
- ~~**LEASED** Suite 406: 132± SF - \$450/month Gross~~
- Suite 411: 374± SF - \$925/month Gross

**Suite 201:** 465± SF

**Lease Rate:** \$1,250/month Gross

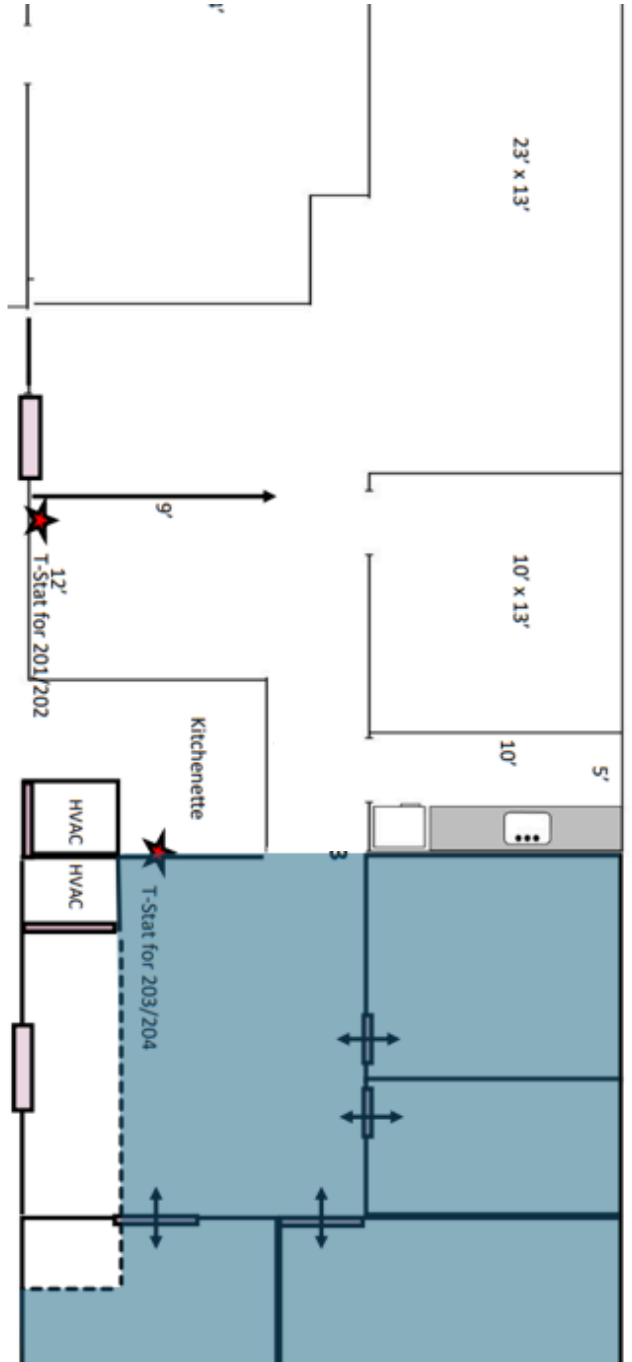
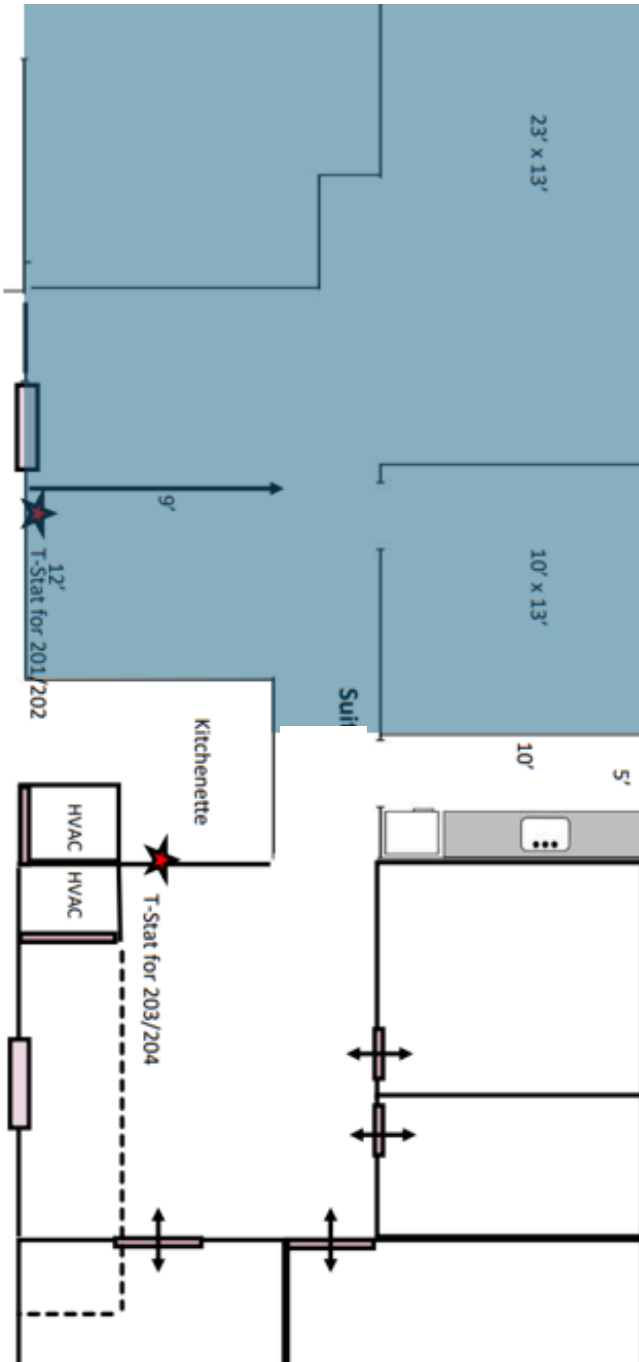


**Suite 202:** 650± SF

**Suite 203:** 950± SF

**Lease Rate:** \$1,350/month Gross

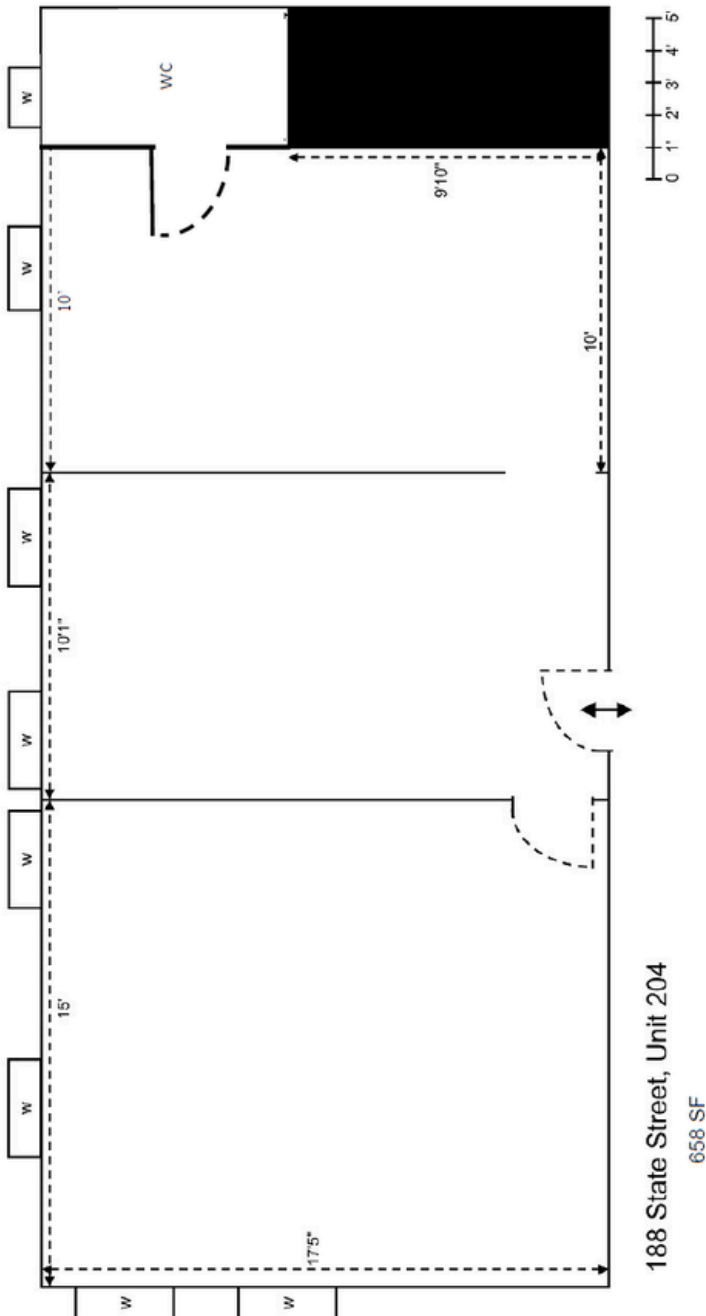
**Lease Rate:** \$2,000/month Gross



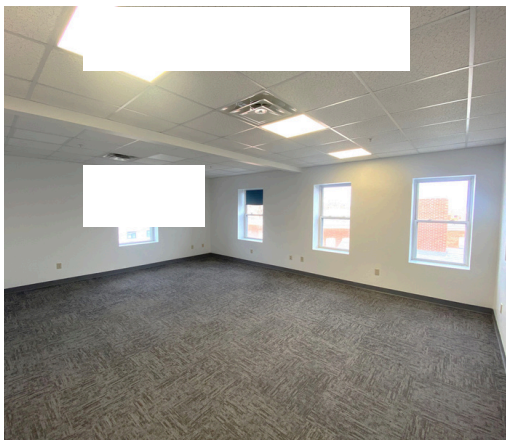
**Suite 204:** 658± SF

**Lease Rate:** \$1,500/month Gross

**Date Available:** 5/1/2025



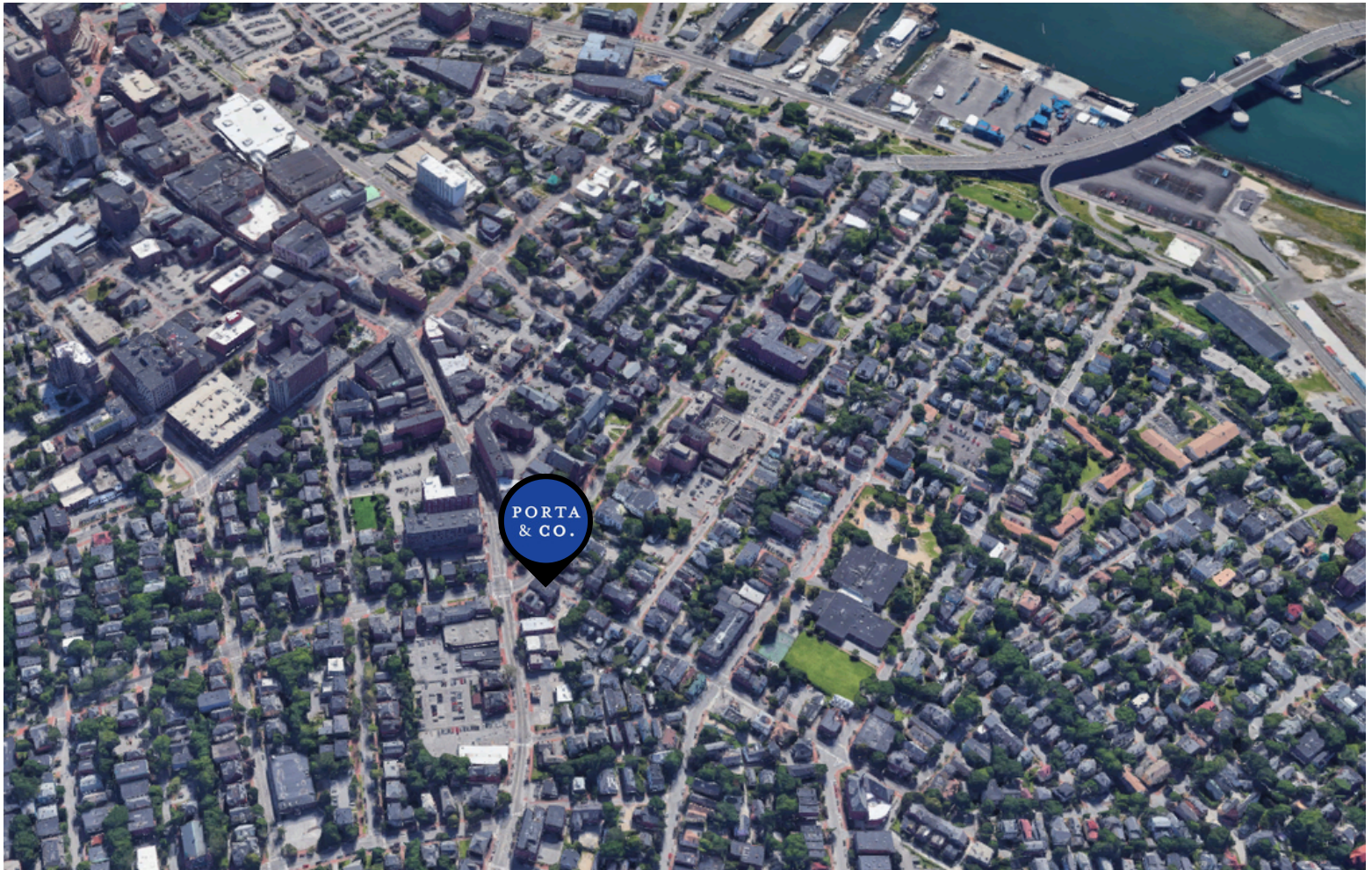
Suite:	SF/Rent:	Date Available:
402	98 SF   \$450/month Gross	5/1/2025
<del>405</del>	<del>138 SF   \$450/month Gross</del>	<del>5/1/2025</del>
<del>406</del>	<del>132 SF   \$450/month Gross</del>	<del>4/30/2026</del>
411	378 SF   \$925/month Gross	Immediately



**PORTA  
& CO.**

# Property Aerial

188 State Street | Portland, ME



## CONTACT



**Peter Gwilym**

Broker  
c: 207-272-4262  
o: 207-558-0901  
pgwilym@portacompany.com



**Emmett Peoples**

Associate Broker  
c: 207-400-4939  
o: 207-747-1515  
epeoples@portacompany.com

This information has been obtained from sources believed reliable and is intended for informational use only. The information contained herein has not been verified for accuracy or completeness. It is recommended that prospective tenants and buyers conduct their own inspection of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**PORTA & CO.**

COMMERCIAL REAL ESTATE

30 Milk Street, Second Floor  
Portland, ME 04101  
207-747-1515  
www.portacompany.com