

FOR LEASE

MERRILL'S WHARF

254 COMMERCIAL STREET, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

Historic, fully renovated Class A office building on Portland's waterfront with exposed beams, brick walls, and sweeping views of Portland Harbor.

- Building renovations include new energy efficient windows, new HVAC systems, and upgraded lighting.
- Join Pierce Atwood, Ocean Renewable Power Company, and Executive Office Center, among others.
- Parking is available in surrounding surface lots and garages.
- Excellent waterfront location with a Walk Score of 87
- Various suites available immediately ranging from 78 - 1,448 RSF



FOR LEASE | MERRILL'S WHARF

254 COMMERCIAL STREET, PORTLAND, ME 04101



PROPERTY DETAILS

| | |
|----------------|---|
| LANDLORD | Waterfront Maine |
| BUILDING SIZE | 95,000± SF |
| BUILDING CLASS | Class A |
| NO. OF STORIES | Five (5) |
| ZONING | WCZ - Waterfront Central |
| ELEVATOR | Two (2) passenger plus one (1) freight |
| HVAC | Electric |
| PARKING | Parking available in surrounding surface lots and garages. See broker for cost. |
| WALK SCORE | 87 - very walkable |
| OTHER TENANTS | Pierce Atwood, Ocean Renewable Power Company, Executive Office Center |

AVAILABLE SUITES

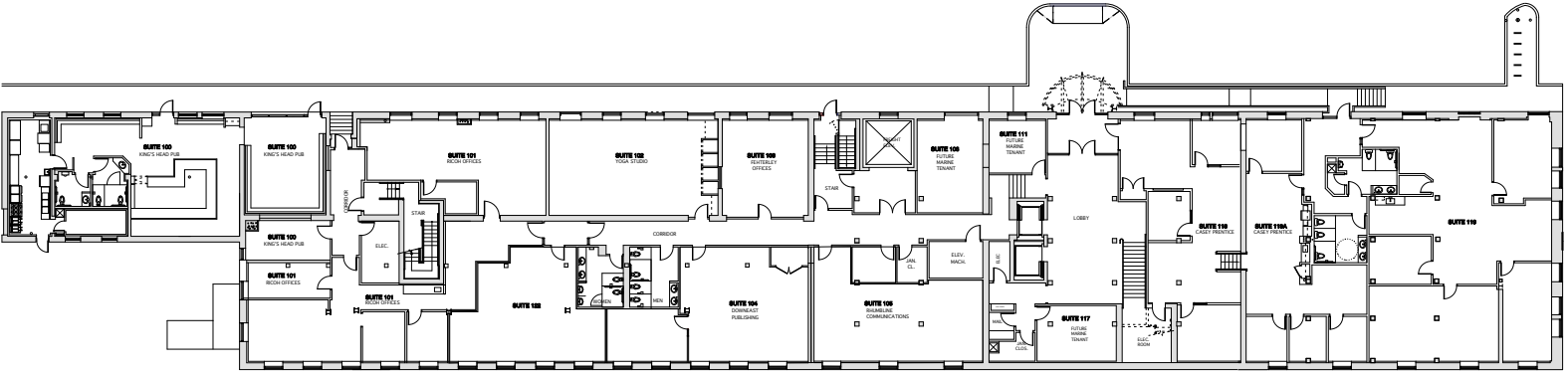
| Suite | Size (SF) | Lease Rate |
|-------|-----------|-------------------|
| 207 | 715± SF | \$2,050/mo. Gross |
| 208 | 460± SF | \$1,305/mo. Gross |
| 251 | 78± SF | \$650/mo. Gross |

* Marine Use Only Per Zoning

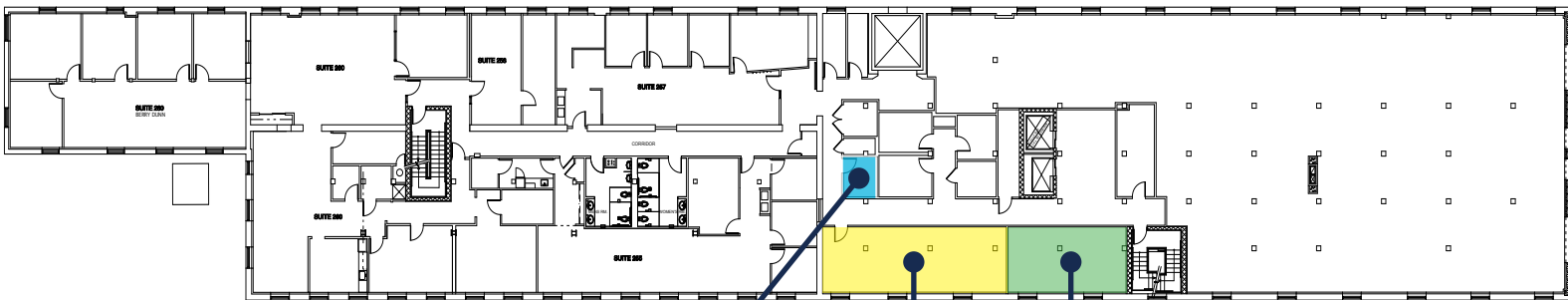


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



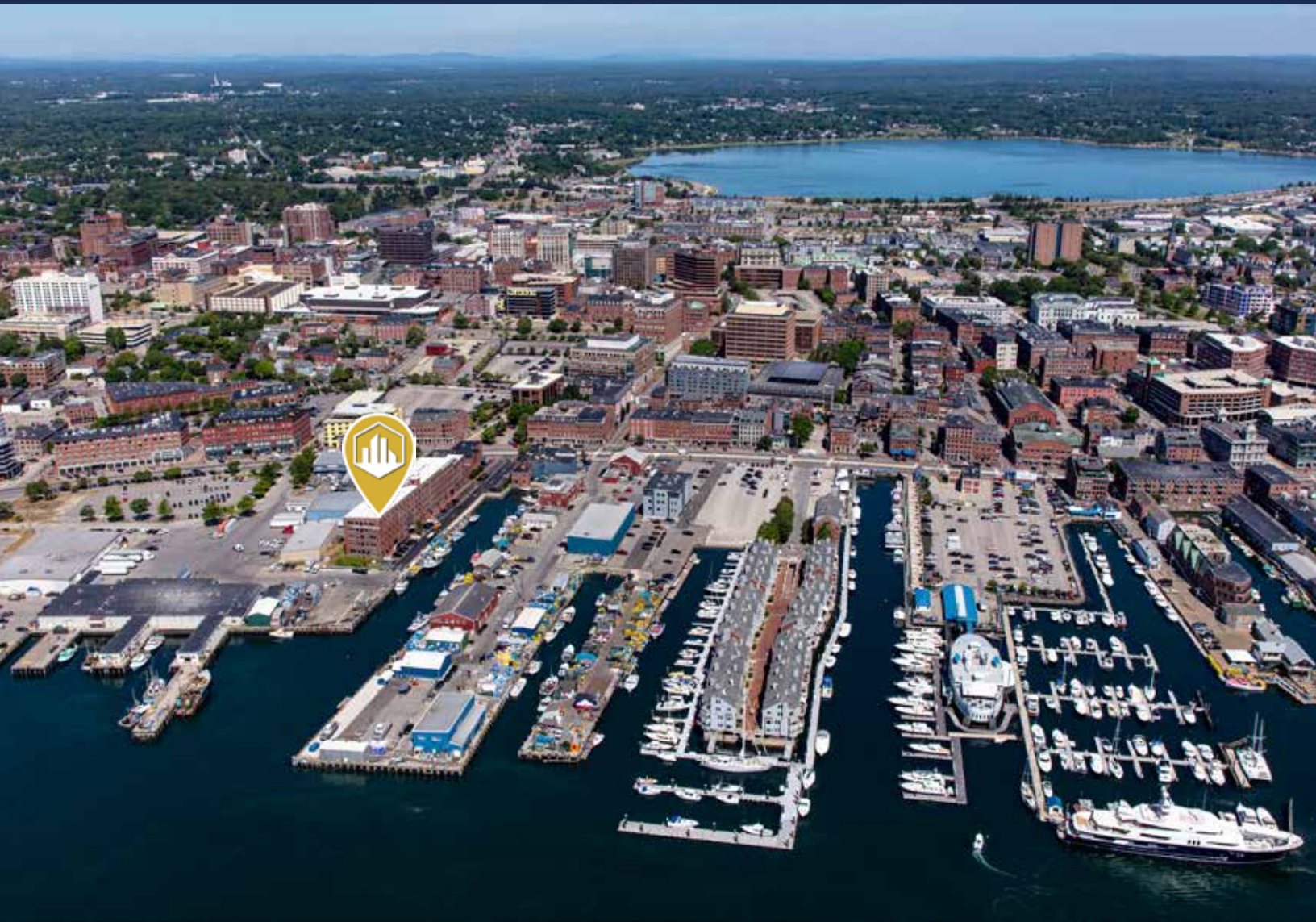
Suite 251
78± SF

Suite 207
715± SF

Suite 208
460± SF

FOR LEASE | MERRILL'S WHARF

254 COMMERCIAL STREET, PORTLAND, ME 04101



CONTACT US



DEREK MILLER
Partner, Broker

+1 207.553.1721 D

+1 207.240.0032 C

dmiller@boulos.com

©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.