FOR LEASE • OLD PORT OFFICE

66 Pearl Street • Portland, ME

MALONE
COMMERCIAL BROKERS

EAST BROWN COW™







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PROFESSIONAL OFFICE

- Second and third floor office suites available
- Beautiful existing spaces with quality finishes and trim throughout, room for expansion and tenant build-out
- Great location in the Middle Street retail corridor
- Walking distance to all Old Port amenities, parking garages/lots, restaurants, banks, shops, City Hall and the courthouse complex

LEASE RATE: $21.75-24.75/SF MG

PROPERTY SUMMARY

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Site Info

OWNER:	Leader Properties LLC
MANAGEMENT:	East Brown Cow
DEED:	Book 18391, Page 314
ASSESSOR:	Map 28, Block K, Lot 2
LOT SIZE:	0.564± AC
SIGNAGE:	Directory board in lobby across from elevator
PARKING:	Some on-site parking available
ZONING:	B3 - Downtown Business PAD - Pedestrian Activities Overlay

Building Info

BUILDING SIZE:	54,400± SF
YEAR BUILT:	1900
CONSTRUCTION:	Brick & stone
FLOORING:	Hardwood, tile & carpet mix
CEILING HEIGHT:	12'±
LIGHTING:	Parabolic
HVAC:	Gas-fired heat/electric A/C HVAC safety upgrades with maximum increase in fresh air, MERV 13 filter upgrades & REME Halos for ionization upon air release by units
UTILITIES:	Municipal water/sewer
RESTROOM:	Common area restrooms
SPRINKLER:	Wet system
ELEVATOR:	Yes

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.



SECOND FLOOR PLAN

66 Pearl Street • Portland, ME

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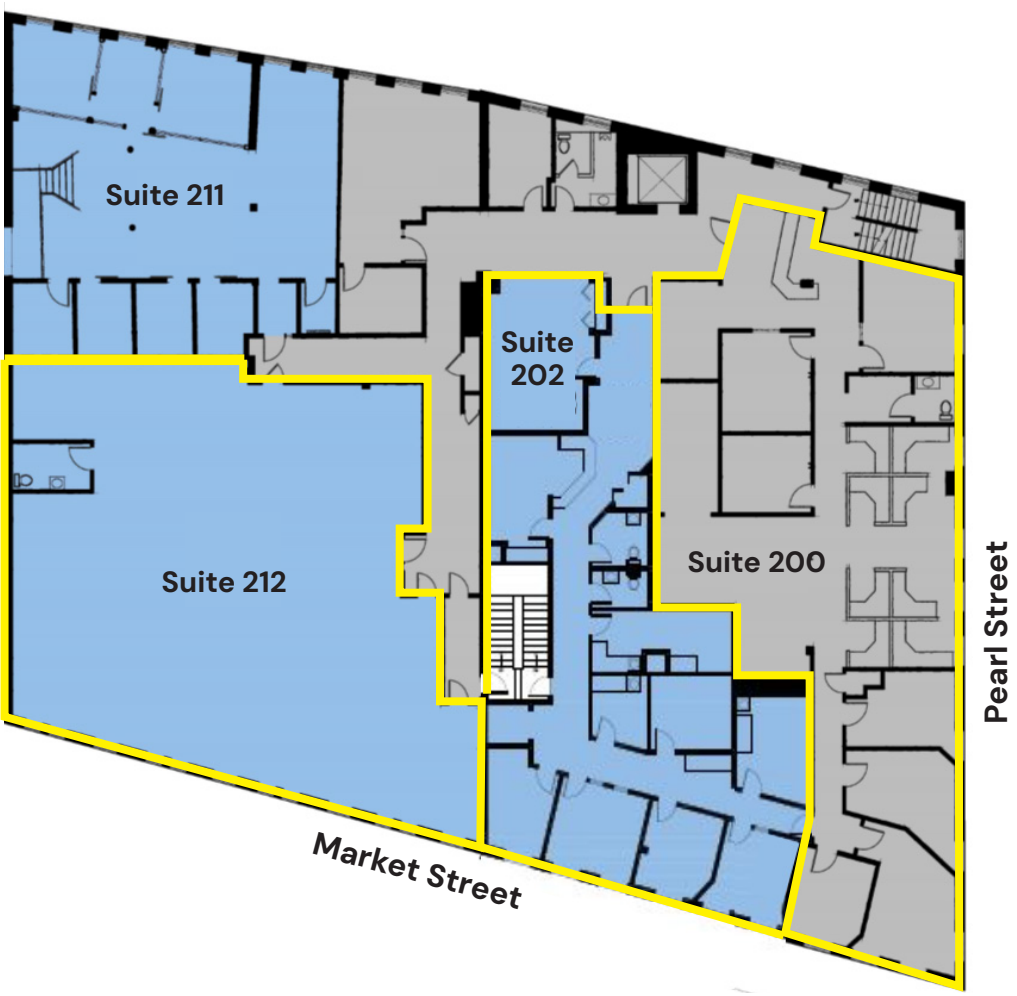

Suite 200

SIZE:	3,641± SF
LAYOUT:	Ten offices, reception, open area, private bathroom
LEASE RATE:	$21.75/SF MG

Suite 202**

SIZE:	2,874± SF
LAYOUT:	Eight offices, conference room, reception and kitchen
LEASE RATE:	$21.75/SF MG

Suite 212**

SIZE:	3,824± SF
LAYOUT:	Open, ready for configuration, building standard finishes
LEASE RATE:	$24.75/SF MG

**Suite 202/212 may be combined for a total of 6,698± SF

THIRD FLOOR PLAN

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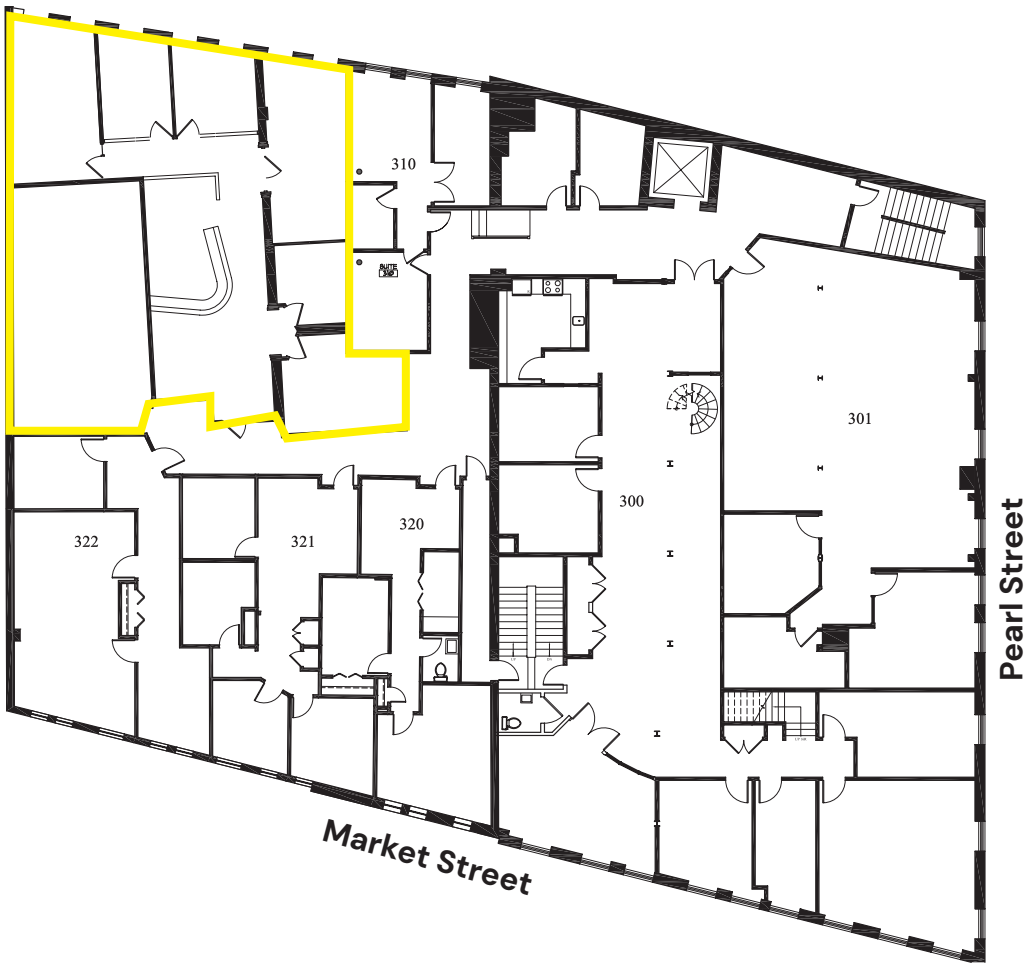

Suite 311/324/326*

SIZE:	2,831± SF
LAYOUT:	Six offices, conference room, reception and open area
LEASE RATE:	$21.75/SF MG

*Currently leased but available as a sublease or direct lease

PHOTOS

66 Pearl Street • Portland, ME

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Suite 200


Suite 200


Suite 212


Suite 212


Third Floor


Third Floor

LOCATION MAP

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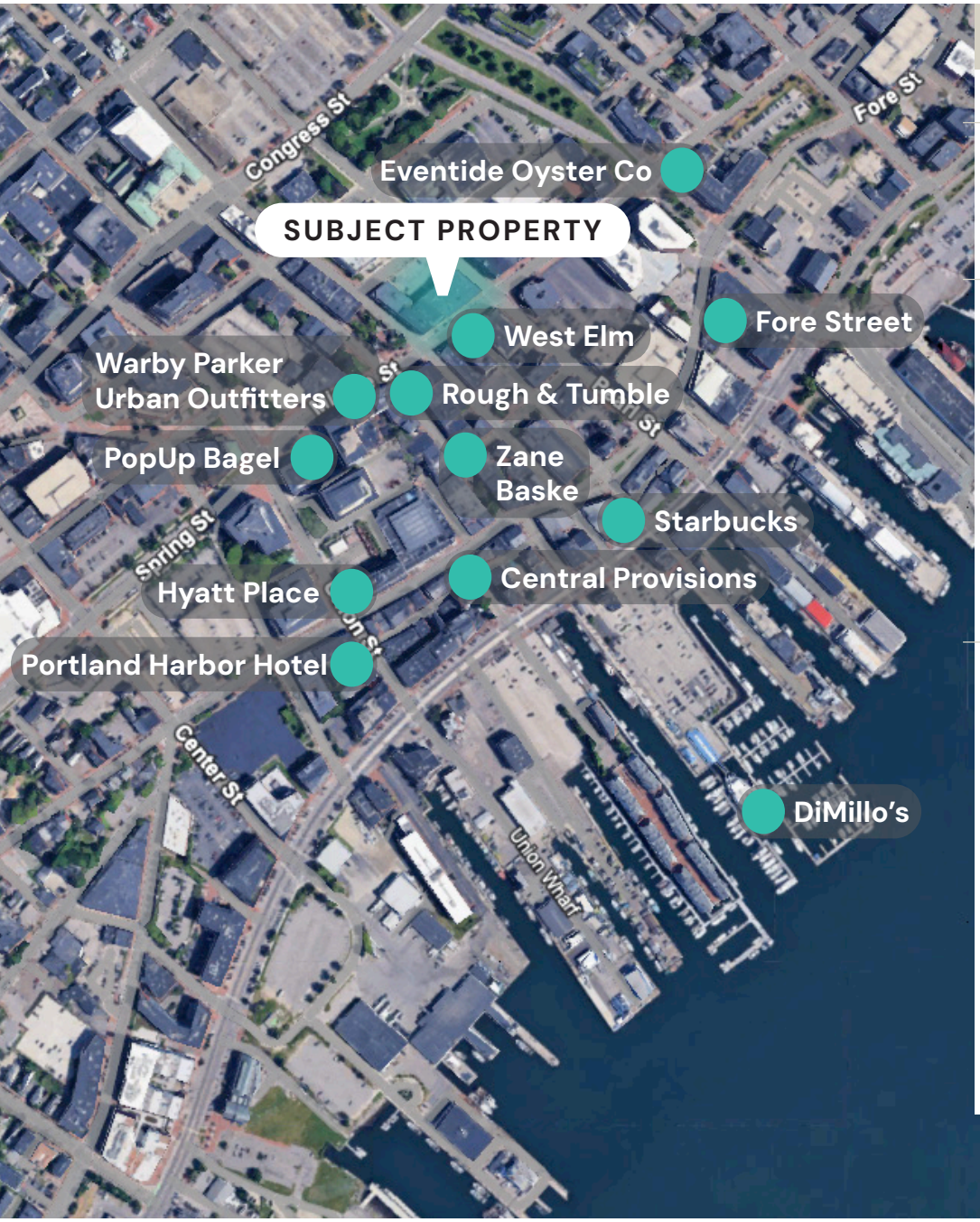

NEARBY

STAY

Portland Harbor Hotel

Hyatt Place

DINE

Starbucks

PopUp Bagels

DiMillo's On the Water, Portland

Central Provisions Portland, Maine

Fore Street

SHOP

west elm

Warby Parker

Madewell

Anthropologie

Urban Outfitters

zane

Free People

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