



# PEARL STREET

RIVERFRONT DISTRICT

## 3 Lincoln Street, Biddeford, ME

- Up to 64,800± sf of Class A, new construction, Office space in Downtown Biddeford. Available Spring 2025.
- Located in the heart of the future Pearl Street Riverfront District adjacent to the new Biddeford Transportation Hub.
- To be built with Class A finishes.
- \$28.50/sf NNN (T.I. Packages Offered).

## Project Summary

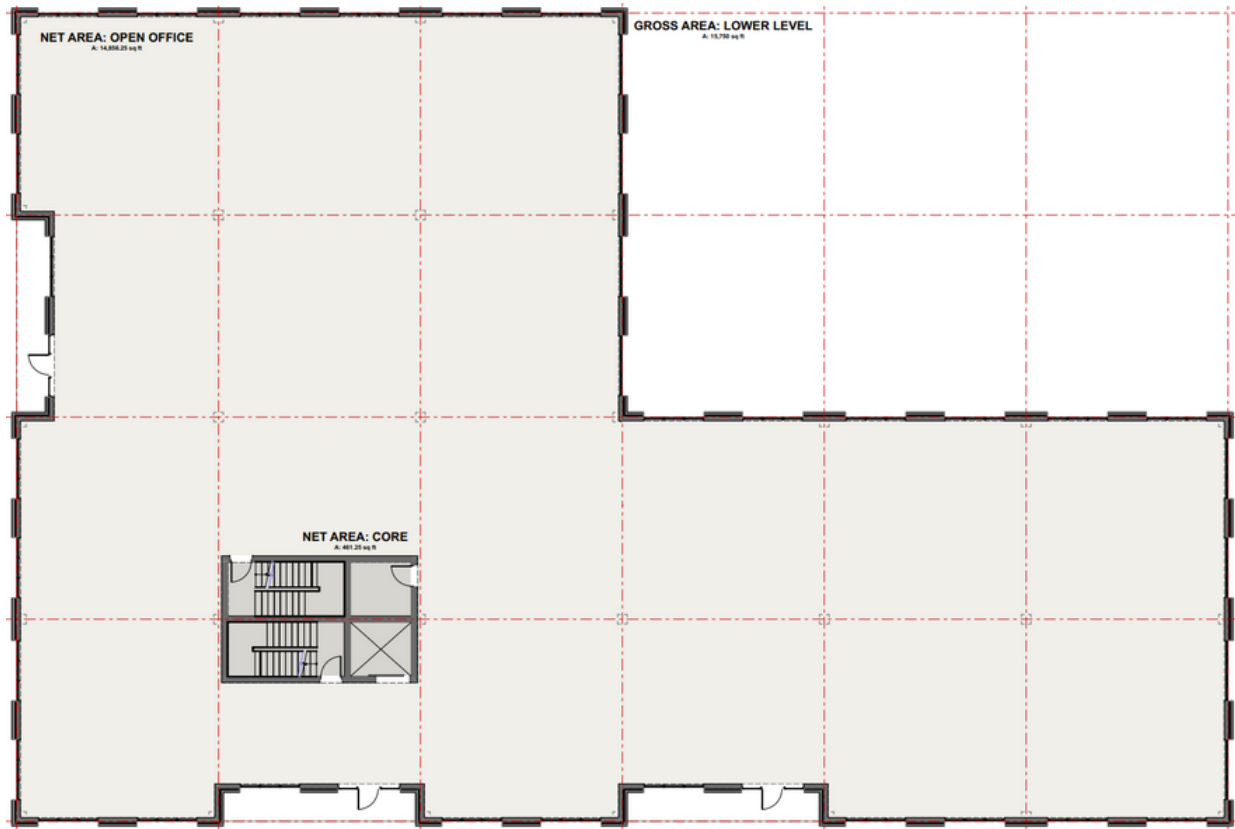
Porta & Company as an exclusive representative is pleased to present the Pearl Street Riverfront District. Pearl Street is a 5-acre, contract zoned development district that will be at the heart of Biddeford's continued growth. The planned mixed-use development will feature retail, commercial and residential components on a site that can accommodate up to 300,000 square feet of new construction, including a parking garage and transportation hub.

For prospective tenants, Pearl Street provides a unique opportunity to occupy space in an area that is rapidly growing. Pearl Street has the advantage of being master-planned and ready for new development with utility infrastructure in place, a new parking garage, future recreational park, and a prime riverfront location. Utilities include three-phase power, municipal water and sewer, stormwater, natural gas, and fiber connectivity.

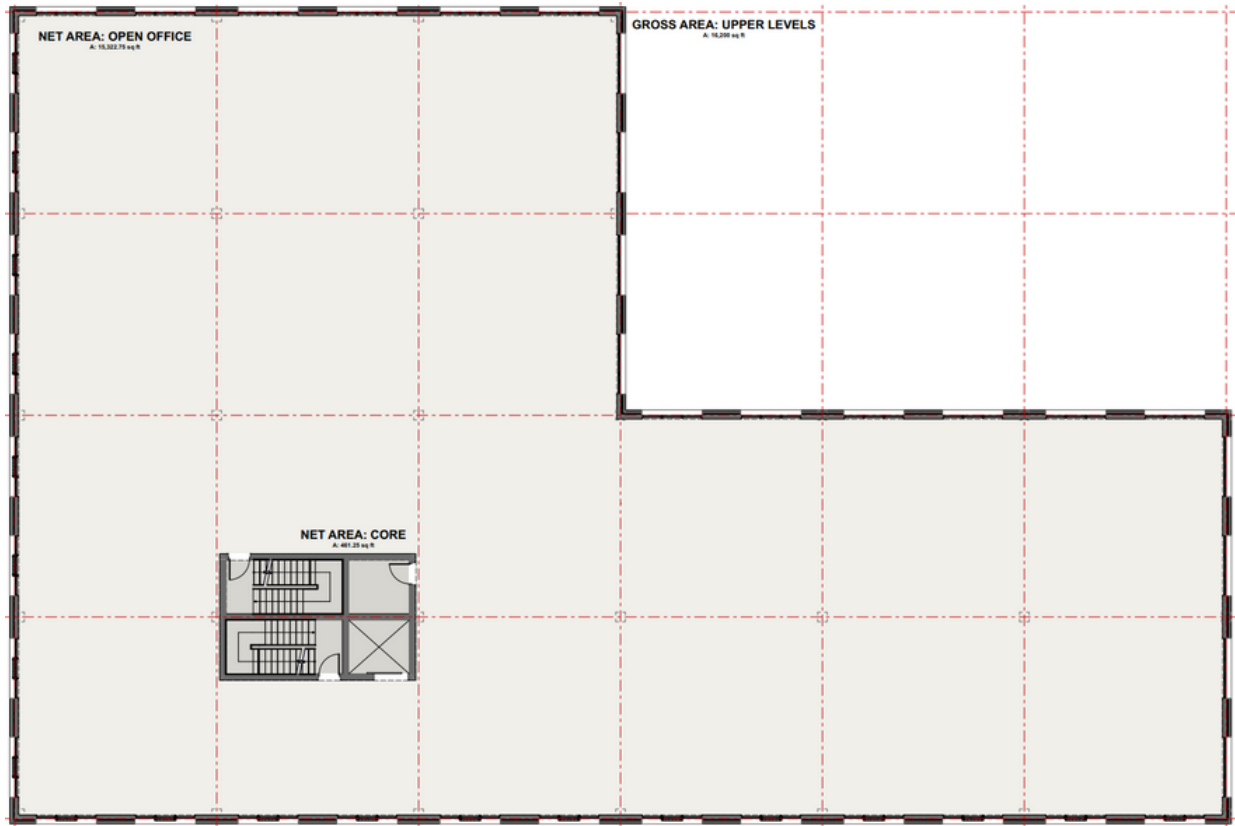


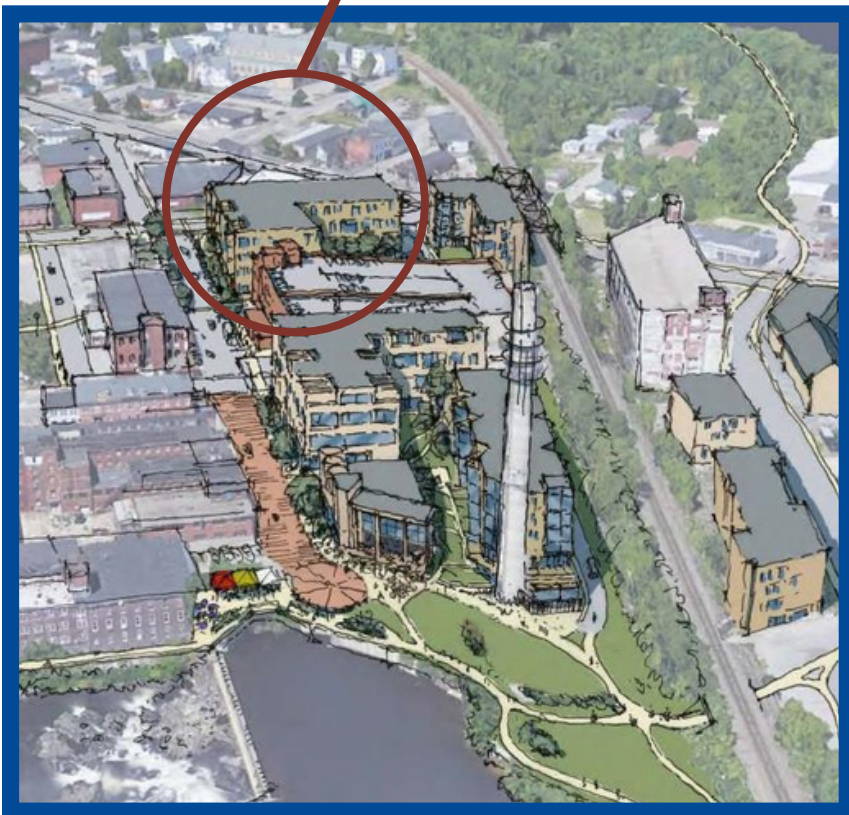


## First Floor: 15,750 sf (Retail)



## Upper Floors: 16,200 sf (Office)







## Contact

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