

FOR LEASE | PROFESSIONAL OFFICES

Thomas Block | 100 Commercial Street, Portland, ME



THE THOMAS BLOCK

- Suites vary from 1,376± SF - 4,250± SF offices
- Historic brick and stone building
- Water views or Commercial Street views
- On-site property management
- Parking spaces available for lease at the Old Port Square Parking Garage

LEASE RATE: \$25.00- \$34.00/SF MG



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MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

PROPERTY SUMMARY

Thomas Block | 100 Commercial Street, Portland, ME



PROPERTY DETAILS

OWNER: Soley Wharf LLC

DEED: Book 14227, Page 74

ASSESSOR: Map 30, Block C, Lots 1-8

LOT SIZE: 0.35± AC

BUILDING SIZE: 61,657± SF

STORIES: Four (4)

YEAR BUILT: 1900

CONSTRUCTION: Fieldstone

ROOF: Flat

SIDING: Brick & stone

FLOOR: Hardwood floors, carpet & tile mix

CEILING HEIGHT: 10-12'±

ELECTRICITY: 100 amp

HVAC: Electric

UTILITIES: Municipal water and sewer

RESTROOMS: Second floor, in common area
Third and Fourth Floor, in suite

ELEVATOR: Yes

SIGNAGE: Directory board in lobby

ZONING: B3 Downtown Business District
PAD Pedestrian Activity Overlay

SECOND FLOOR

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SUITE 202

SIZE: 1,596± SF

LAYOUT: Four offices, open area and reception, waterfront side

LEASE RATE: \$28.75/SF MG

SUITE 204/206

SIZE: 1,376± SF and 1,481± SF for a total of 2,857± SF

LAYOUT: Seven offices, conference room, open work space and kitchen, waterfront side

LEASE RATE: \$34.00/SF MG

AVAILABLE: June 1, 2026

THIRD FLOOR

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SUITE 305/307

SIZE: 1,614± SF

LAYOUT: Four offices, storage room, kitchen, private restroom and reception

LEASE RATE: \$25.75/SF MG

FOURTH FLOOR

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SUITE 403/405/407

SIZE: 2,592± SF

LAYOUT: Open & private offices, conference room and kitchenette

LEASE RATE: \$25.75/SF MG

SUITE 417

SIZE: 1,042± SF

LAYOUT: Reception area, three offices, conference room server room and one restroom

LEASE RATE: \$28.22/SF MG



FOURTH FLOOR

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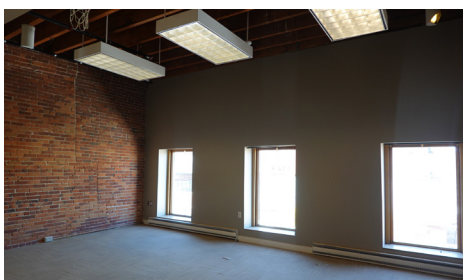
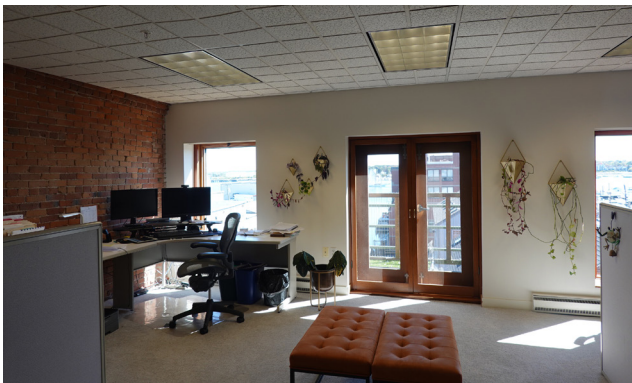


SUITE 410/412

SIZE: 2,050± SF

LAYOUT: Open area, private offices, reception, conference room, kitchen, private restroom, waterviews and balcony

LEASE RATE: \$25.00/SF MG thru 4/30/28



SUITE 411/415

SIZE: 1,532± SF

LAYOUT: Open concept with reception area, server room and one restroom

LEASE RATE: \$25.75/SF MG

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