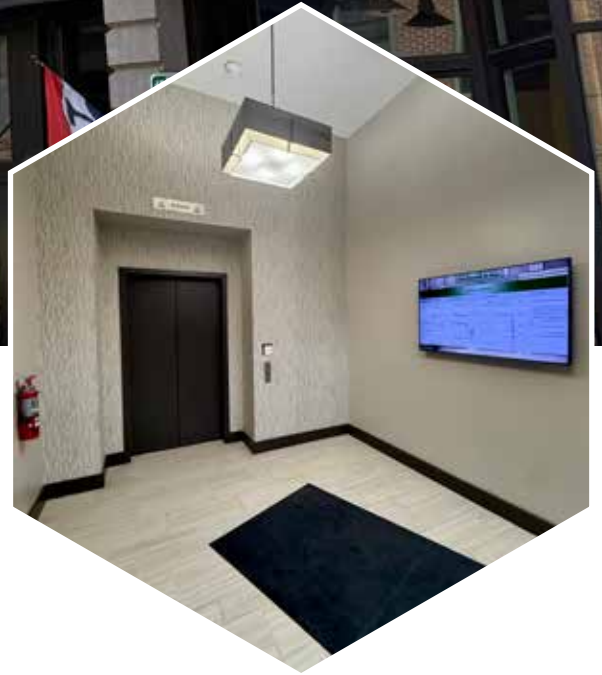


FOR LEASE | DOWNTOWN OFFICE SPACE

22 FREE STREET, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

- 724± SF office space in the heart of Portland's Old Port
- Part of a vibrant block with a thoughtfully curated mix of office, retail, restaurant, and service-oriented businesses
- Just steps away from Portland's Old Port and Central Business District - Walk Score of 99
- Area retailers include Sur Lie, Angela Adams, El Rayo, Bare Waxing, Cliff's Barbershop, and Mascoma Bank

LEASE RATE: \$26.00/SF MG





PROPERTY DETAILS

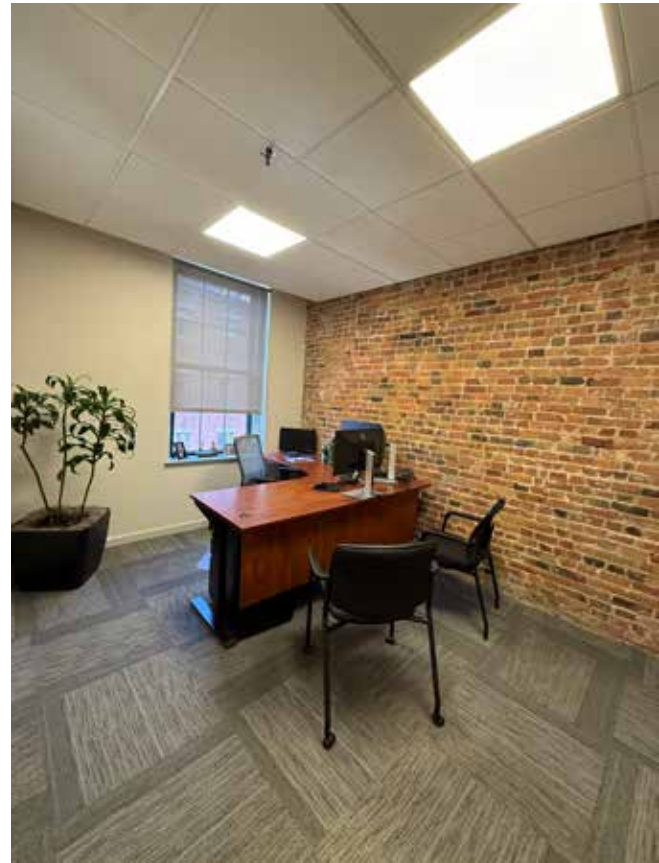
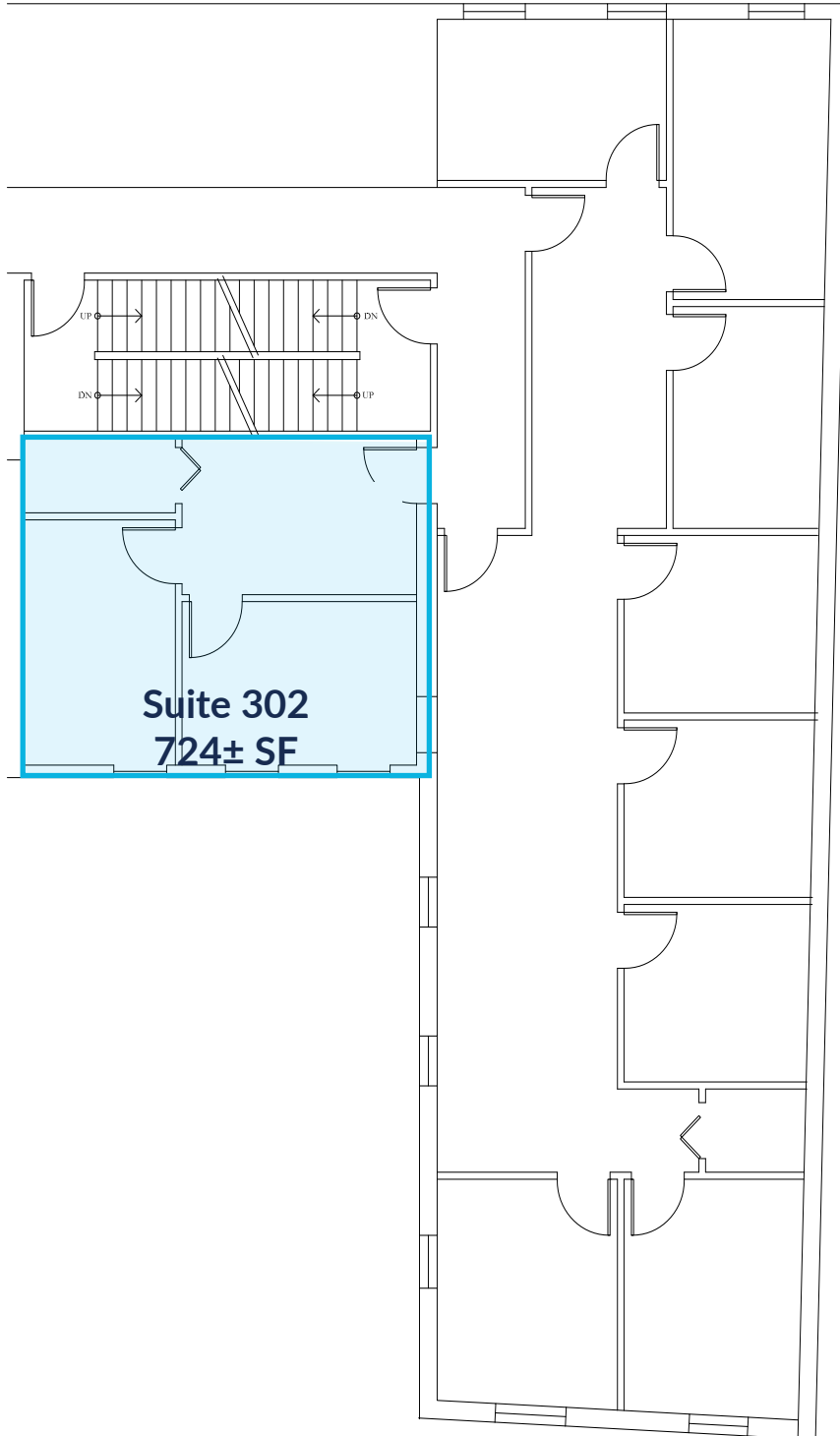
OWNER	J.B. Brown & Sons
ASSESSOR'S REFERENCE	Map 38, Block A, Lot 5
DEED REFERENCE	Book 32055, Page 269
YEAR BUILT	1900
BUILDING SIZE	38,532± SF
STORIES	Four (4)
LOT SIZE	0.68± AC
ZONING	B-3 Downtown Business
AVAILABLE SPACE	Suite 302: 724± SF
DATE AVAILABLE	10/1/2026
HEATING/COOLING	Gas
UTILITIES	Municipal water and sewer
SPRINKLERS	Wet system
RESTROOMS	Common restrooms in hallway
PARKING	On-site, surface lot behind building
AREA AMENITIES	Cross Insurance Arena, Arabica Coffee, El Rayo, Sur Lie, Aura, and Monument Square
LEASE RATE	\$26.00/SF MG

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FLOOR PLAN



FOR LEASE | DOWNTOWN OFFICE SPACE

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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.