

FOR LEASE



2,139 - 5,969± SF OFFICE SPACE AVAILABLE

2 COTTON STREET, PORTLAND, ME 04101

PROPERTY HIGHLIGHTS

- 2,139 and 3,830± SF office suites available
- 2,139± SF space consists of 4 offices, conference room, open work area, reception area, and shared kitchenette.
- 3,830± SF space consists of 6-7 offices, conference room, large open work area, reception, and kitchenette.
- Attractive historic space with exposed brick
- Parking available on-site at market rates.
- Lease Rates: \$16.00 - \$18.75/SF Modified Gross




THE BOULOS
COMPANY

FOR LEASE | OFFICE SPACE

2 COTTON STREET, PORTLAND, ME 04101



PROPERTY DETAILS

OWNER	Casco View Holdings III, LLC	UTILITIES	Municipal water and sewer
BUILDING SIZE	15,161± SF	HVAC	Forced hot air; Central A/C
AVAILABLE SPACE	2nd Floor: 2,139± SF 3rd/4th Floors: 3,830± SF Total: 5,969± SF	RESTROOMS	2nd Floor: Shared restroom 3rd/4th Floors: Multiple private restrooms
ASSESSOR'S REF	Map 38, Block C, Lot 12	LIGHTING	Recessed LED lighting
BOOK/PAGE	31948 / 121	AREA BUSINESSES	Bread and Friends, Yosaku, PureBarre, Hi Bombay
LAND AREA	0.4376± AC	WALKABILITY SCORE	98 - Excellent
YEAR BUILT	1866; renovated 2020	PARKING	Available on-site at market rates
NO. OF STORIES	Four (4)	LEASE RATES	\$16.00 - \$18.75/SF MG
ZONING	B3	AVAILABILITY	Immediately

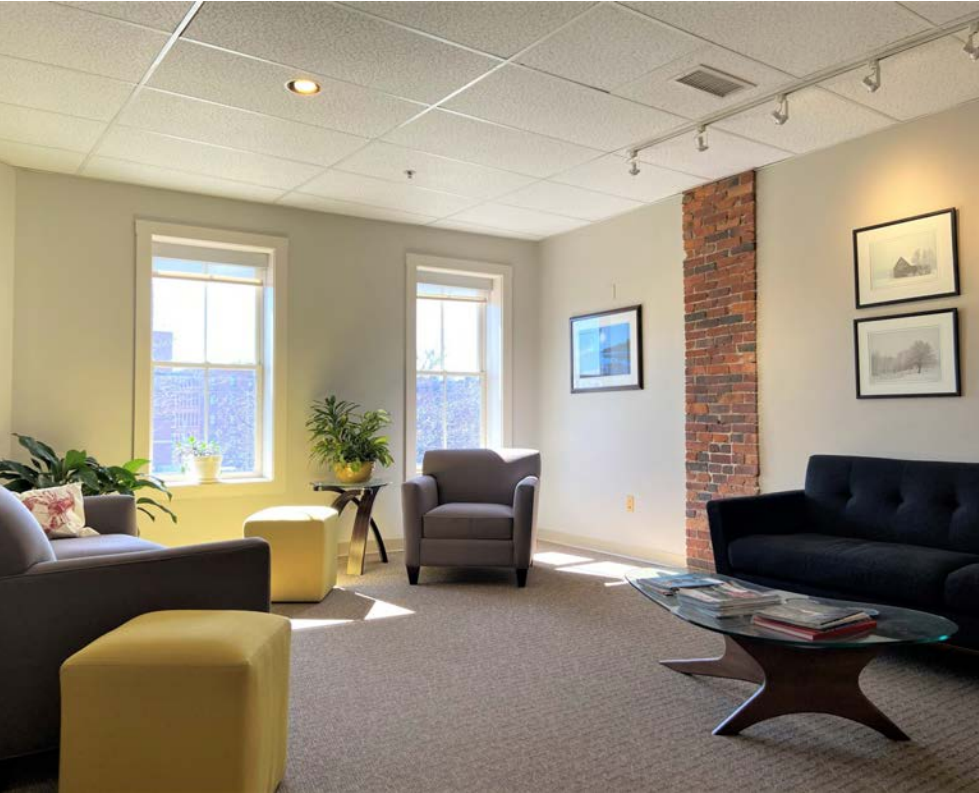


FOR LEASE | OFFICE SPACE

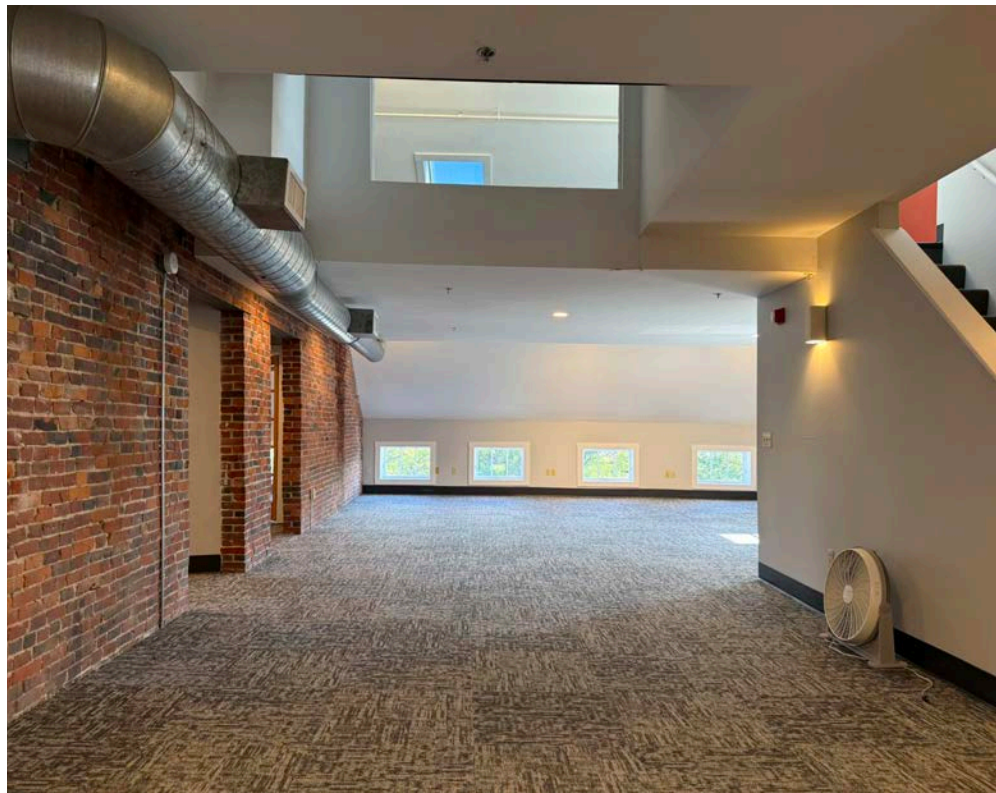
2 COTTON STREET, PORTLAND, ME 04101



SECOND FLOOR SUITE



THIRD/FOURTH FLOOR SUITE



FOR LEASE | OFFICE SPACE

2 COTTON STREET, PORTLAND, ME 04101



CONTACT US



NATE STEVENS
Managing Partner,
Designated Broker
+1 207.553.1702 D
+1 207.272.2385 C
nstevens@boulos.com



EMMETT FRUEH
Associate
+1 207.553.1739 D
+1 207.749.3127 C
efrueh@boulos.com

©2026 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.