2 CITY CENTER, PORTLAND, ME 04101

FOR LEASE



2 CITY CENTER | PREMIER DOWNTOWN RESTAURANT & RETAIL OPPORTUNITY

For More Information, Please Contact:



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CORE

OPPORTUNITY OVERVIEW

Address	2 City Center, Portland, ME 04101
Available Space	**3,800–7,900 ± SF**
Lease Rate	**$25.00–$35.00 / SF / Year**
Lease Type	Net
Estimated CAM	$8.00 / SF / Year
Available By	July 1, 2027
Building SF	26,753 ± SF
Year Built	1983
Executive Offices	13

Premier Downtown Retail Opportunity | 2 City Center | Portland, Maine

Two City Center offers a prime retail leasing opportunity in the heart of downtown Portland's financial district. This prominent corner property features excellent street visibility, distinctive brick architecture, large arched windows, and exceptional exterior signage potential.

The property offers approximately 3,800 RSF on the first floor and 4,100 RSF on the lower level, providing flexible opportunities for retail, restaurant, or other commercial uses. The spaces are available beginning July 1, 2027.

Situated among established businesses, financial institutions, hotels, and restaurants, Two City Center benefits from a highly visible downtown location with convenient access to the adjacent Temple Street Parking Garage.



PROPERTY DETAILS

LEASE DETAILS

Lease Rate	$25.00–$35.00 / SF / Year
Lease Type	Net
Ideal Uses	Steakhouse (preferred), upscale restaurant, full-service dining, specialty retail, financial services
Available Space	3,800–7,900 ± SF
Estimated CAM	$8.00 / SF / Year

PROPERTY

Primary Property Type	Office
Building SF	26,753 ± SF
Year Built	1983
Key Tenants	CORE Commercial Real Estate, North Atlantic Capital Corporation

SITE AND PLANNING

Zoning	B-3

BUILDING AND SYSTEMS

Fuel Type	Natural Gas
Heat Source	Boiler (Hot Water/Hydronic) - Rooftop Cooling Tower
Sprinkler System	Yes
Elevator	Yes
Water	Municipal
Sewer	Municipal

OFFICE DETAILS

Executive Offices	13
Conference Rooms	1

PROPERTY PHOTOS









PROPERTY PHOTOS

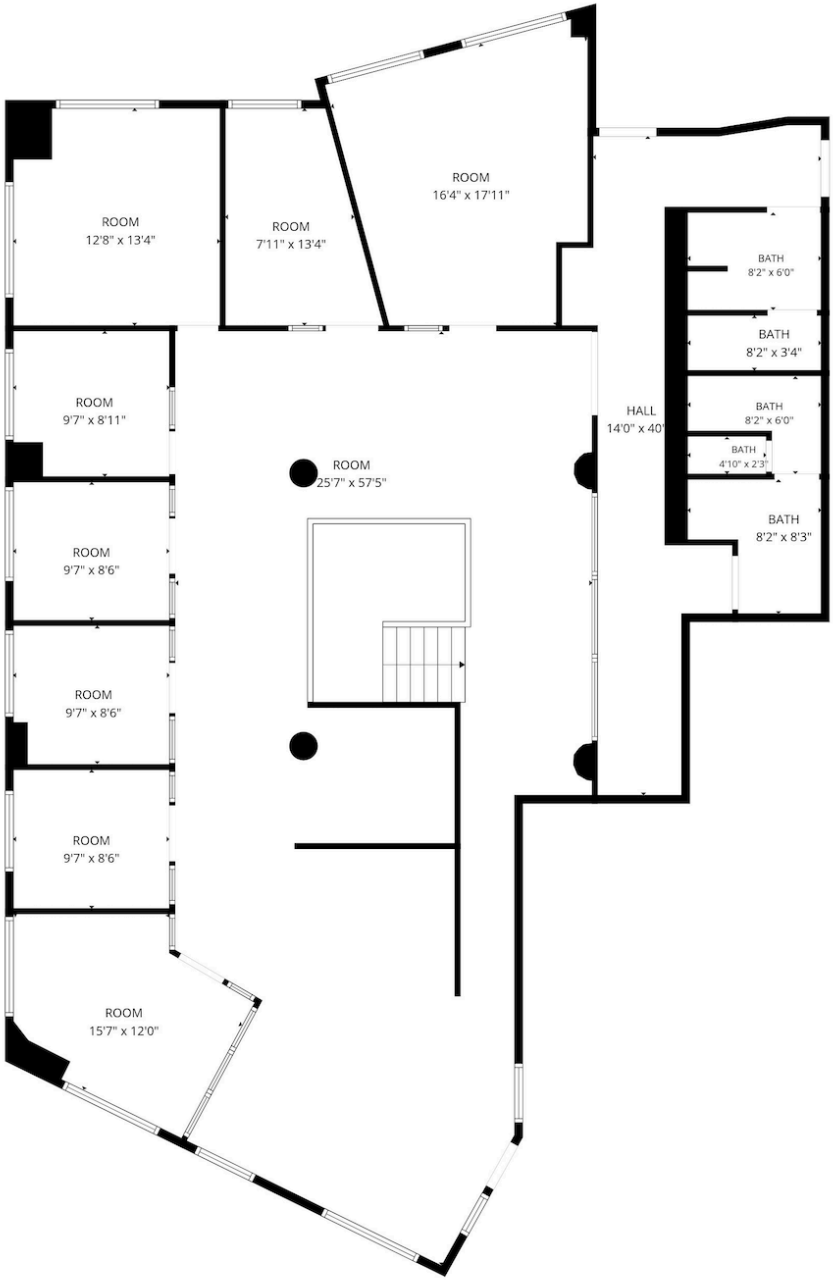




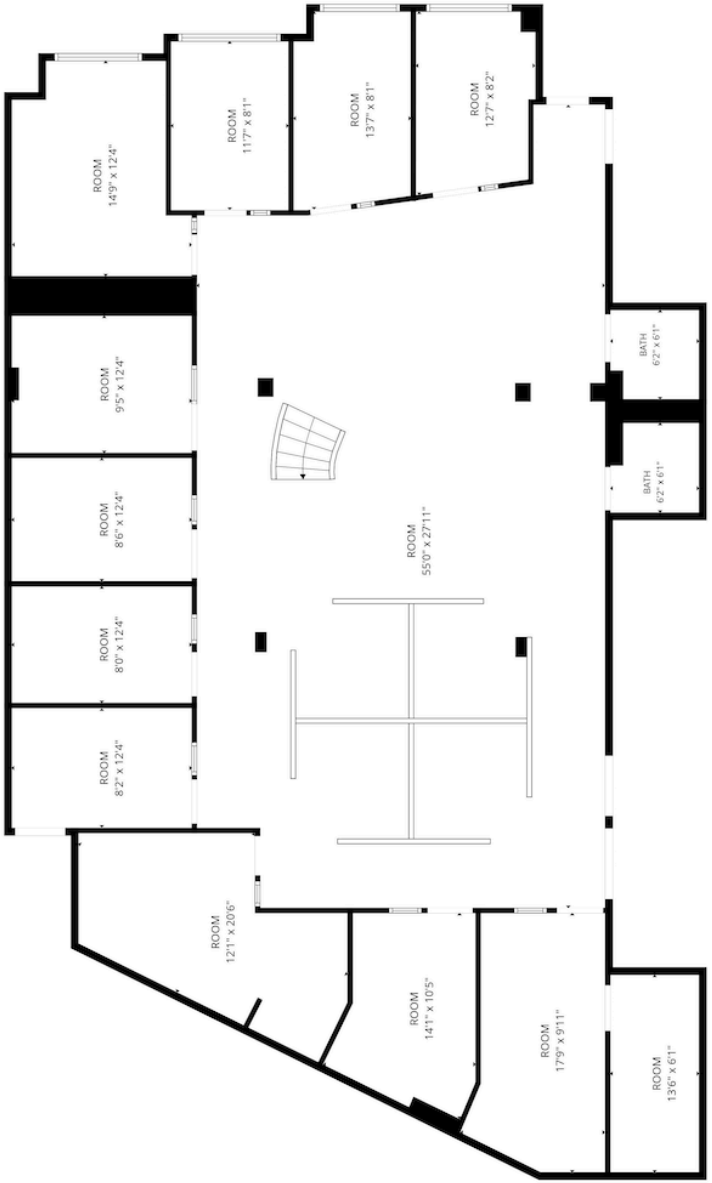




FLOOR PLAN


ROOM
12'8" x 13'4"
ROOM
7'11" x 13'4"
ROOM
16'4" x 17'11"
BATH
8'2" x 6'0"
BATH
8'2" x 3'4"
BATH
8'2" x 6'0"
BATH
4'10" x 2'3"
BATH
8'2" x 8'3"
HALL
14'0" x 40'
ROOM
9'7" x 8'11"
ROOM
25'7" x 57'5"
ROOM
9'7" x 8'6"
ROOM
9'7" x 8'6"
ROOM
9'7" x 8'6"
ROOM
15'7" x 12'0"

FLOOR PLAN


ROOM
14'9" x 12'4"
ROOM
11'7" x 8'1"
ROOM
13'7" x 8'1"
ROOM
12'7" x 8'2"
ROOM
9'5" x 12'4"
ROOM
8'6" x 12'4"
ROOM
8'0" x 12'4"
ROOM
8'2" x 12'4"
BATH
6'2" x 6'1"
BATH
6'2" x 6'1"
ROOM
55'0" x 27'11"
ROOM
12'1" x 20'6"
ROOM
14'1" x 10'5"
ROOM
17'9" x 9'11"
ROOM
13'6" x 6'1"

DEMOGRAPHICS

PORTLAND, MAINE

UNEMPLOYMENT RATE

4.2%

Civilian labor force · Portland, Maine · ACS 2024 5-year

BACHELOR'S DEGREE OR HIGHER

59.7%

Adults 25+ · Portland, Maine · ACS 2024 5-year

MEDIAN HOUSEHOLD INCOME

$79,540

Portland, Maine · ACS 2024 5-year

POPULATION

68,854

Portland, Maine · ACS 2024 5-year

CIVILIAN LABOR FORCE

42,094

Portland, Maine · ACS 2024 5-year

MEDIAN MONTHLY GROSS RENT

$1,577

Portland, Maine · ACS 2024 5-year

HOUSING UNITS

36,559

Portland, Maine · ACS 2024 5-year

HOUSEHOLDS TREND

2020-2024 ACS

HOUSEHOLDS CHANGE 2020–2024

+7.0%



ACS 5-year estimates by release year; overlapping survey periods. Vertical scale adjusted to show change.

SOURCES & CITATIONS

Compiled Nov 10, 2026 · all supporting citations appear below

1. U.S. Census Bureau — American Community Survey annual 5-year estimates, 2020-2024 (5 annual releases)

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