

FOR LEASE: OCEANFRONT COMMERCIAL SUITE

1,550 SF 1st Floor Commercial Space | 39 Portland Pier Portland, ME 04101



SUBJECT
PROPERTY



EXECUTIVE SUMMARY

Discover a rare opportunity to establish your business at 39 Portland Pier, a 1,550 SF first-floor commercial space located in the heart of Portland's working waterfront. This premier property offers stunning harbor views and a versatile layout designed for both marine and non-marine commercial uses.

Property Highlights:

- **Prime Waterfront Location** – Situated directly on Portland Pier, offering unparalleled access to the waterfront.
- **Spacious & Functional Layout** – Five private offices, a large commercial workroom, and ample storage space.
- **Exclusive Amenities** – Includes a kitchen, private restrooms, and the potential for boat slips (inquire for details).
- **Zoning** – Located within the Waterfront Commercial Zone (WCZ), allowing for a variety of commercial uses.

IDEAL FOR:

- CPA/Lawyer Office Space with an inspiring waterfront setting
- Marine Retail & Supply businesses
- Marine Research & Innovation
- Harbor Security & Emergency Response Services
- Marine Repair & Service Centers

...and more!

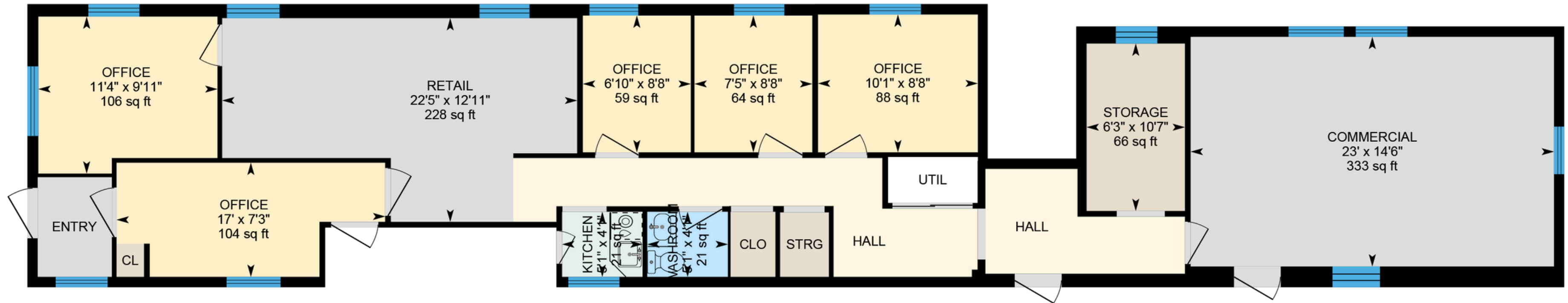
With its spectacular location, flexible layout, and waterfront access, 39 Portland Pier presents a unique opportunity for businesses looking to establish a presence in one of Portland's most sought-after commercial districts.

Contact us today to schedule a tour and explore how this space can work for you!



SITE PLAN

39 Portland Pier 1st Floor



 3D Virtual Tour

39 Portland Pier Portland, ME 04101

AVAILABLE SPACE: 1,550 SF

ZONING: WATERFRONT CENTRAL ZONE

ELECTRICAL: 350 amps

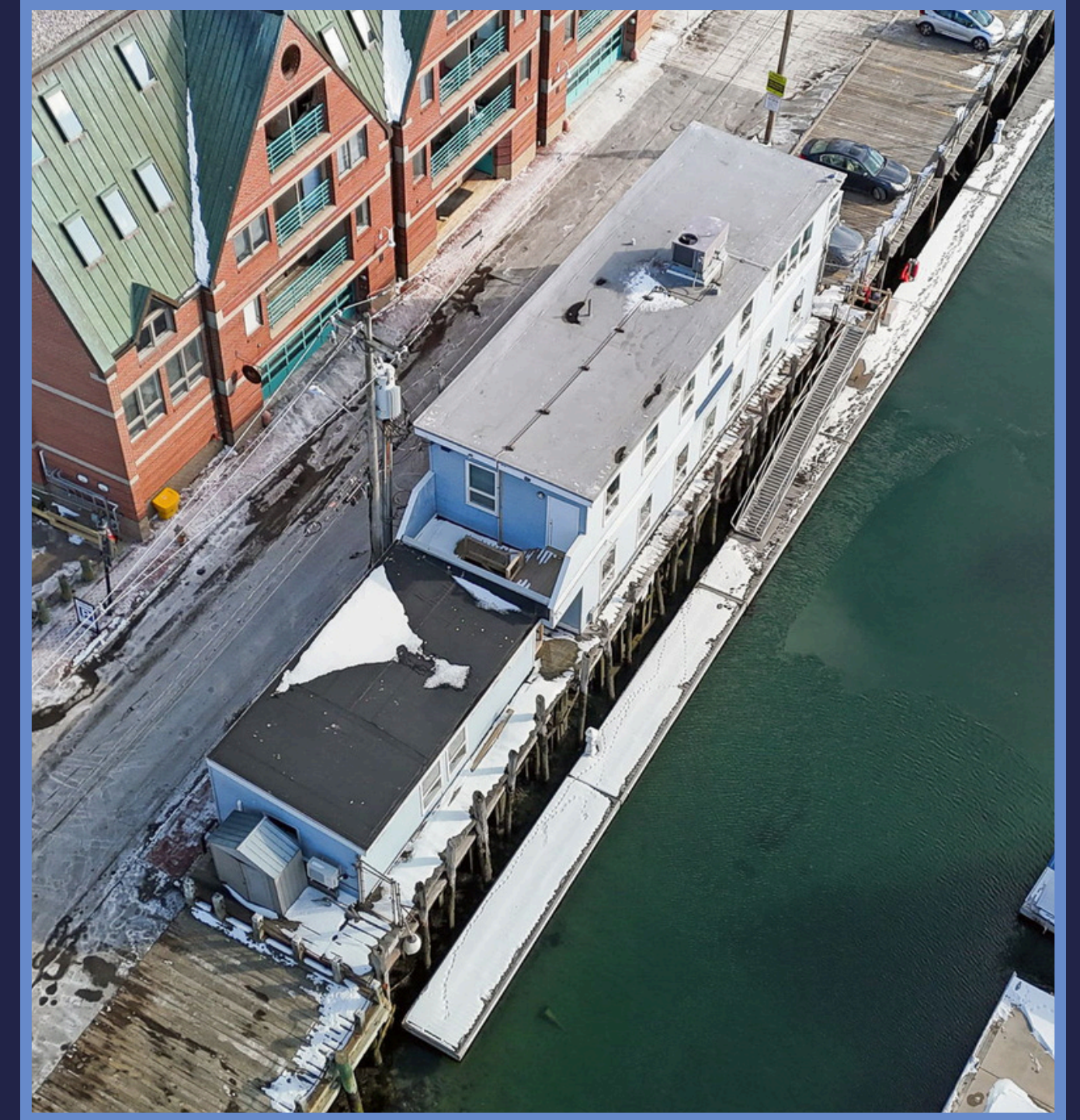
HVAC: CENTRAL

PARKING: AVAILABLE

DOCKAGE: PLEASE INQUIRE

SIGNAGE: EXTERIOR SIGNAGE AVAILABLE

OFFICES: 5 PRIVATE OFFICES



PROPERTY PHOTOS















LeRoux



J's Oyster



Subject Property

SEA BAGS
MAINE



CONTACT US TODAY



MIKE HACKU

617-935-5288 (call or text)
MHACKU@CAPSERVICING.COM