

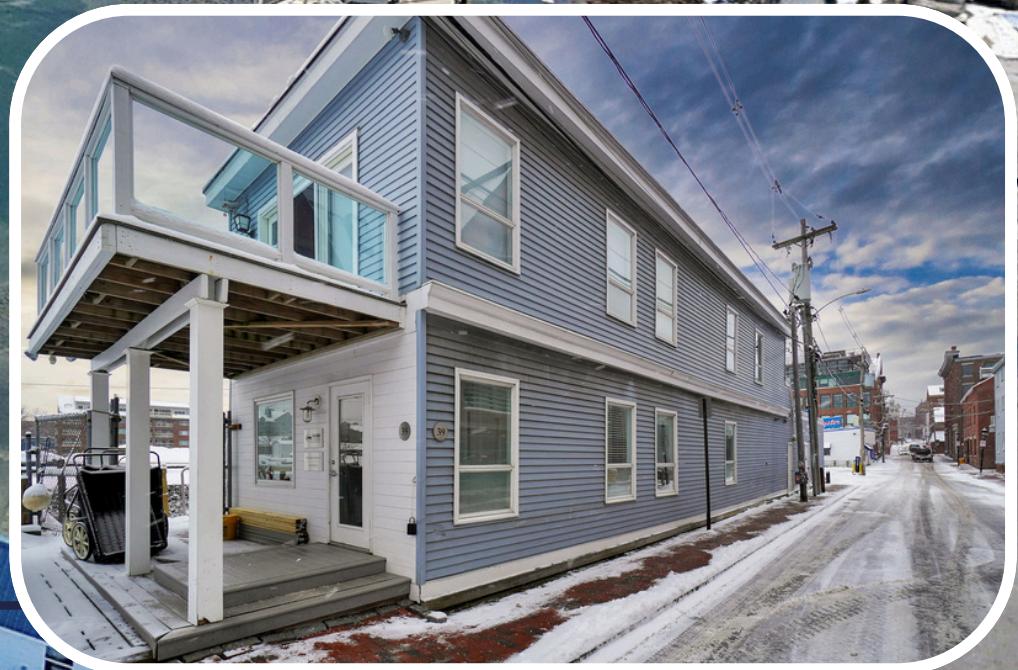
# FOR LEASE: OCEANFRONT COMMERCIAL SUITE

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



 3D Virtual Tour

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

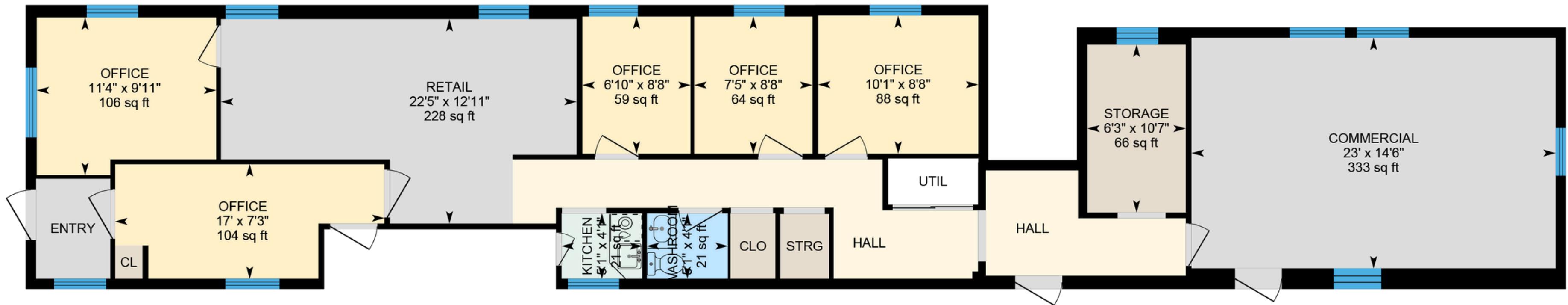
...and more!

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



**AVAILABLE SPACE:** 1,550 SF

**ZONING:** WATERFRONT CENTRAL ZONE

**ELECTRICAL:** 350 amps

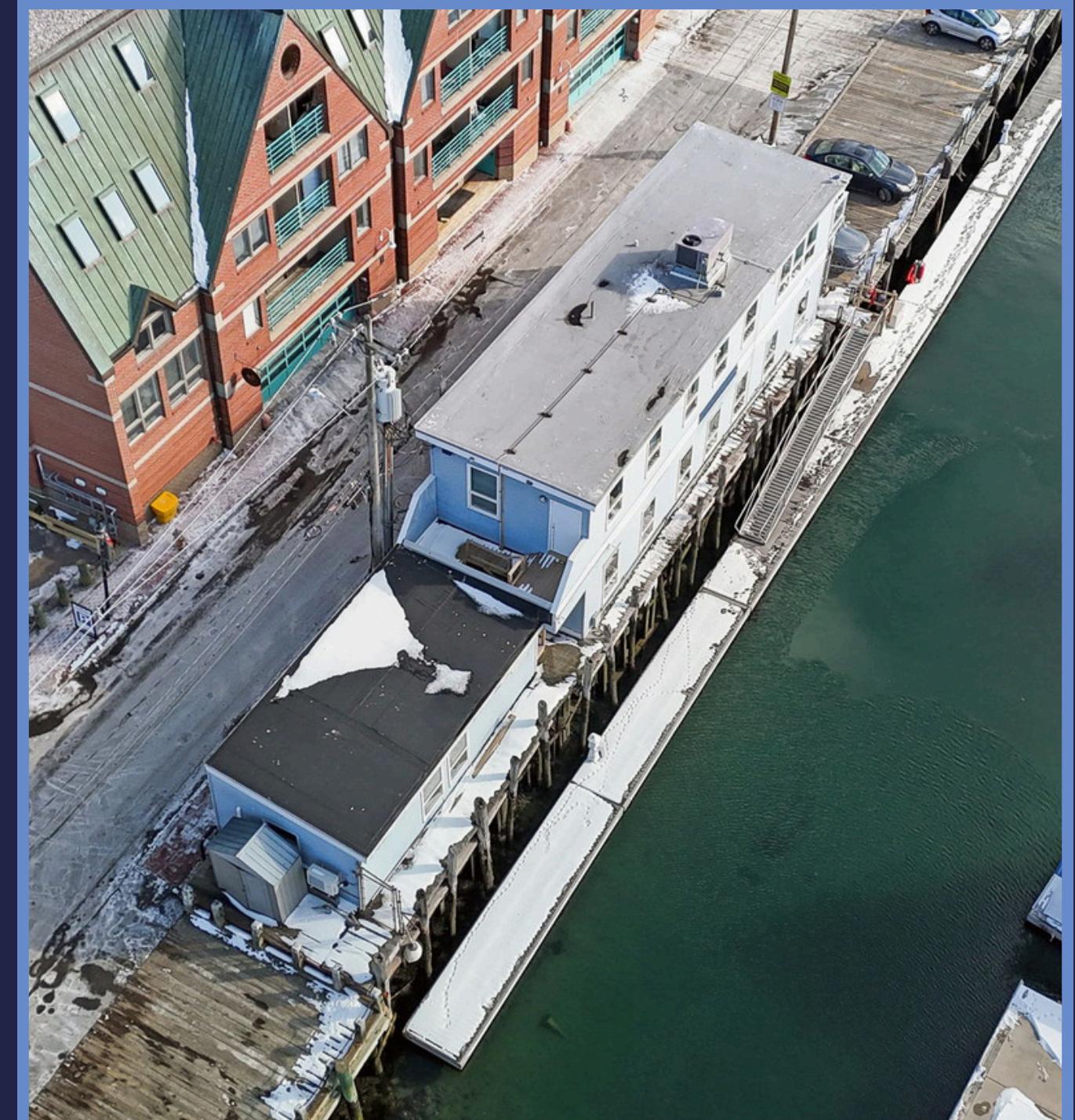
**HVAC:** CENTRAL

**PARKING:** AVAILABLE

**DOCKAGE:** PLEASE INQUIRE

**SIGNAGE:** EXTERIOR SIGNAGE AVAILABLE

**OFFICES:** 5 PRIVATE OFFICES



# PROPERTY PHOTOS











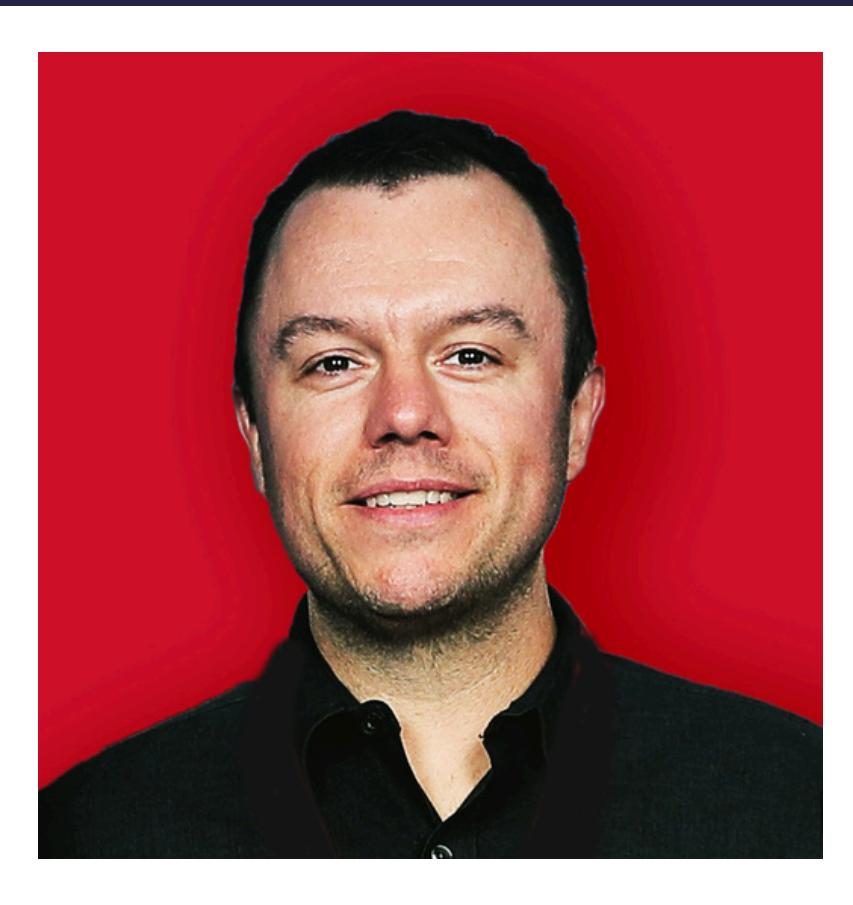




Subject  
Property



# CONTACT US TODAY



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