

FOR LEASE • OFFICE SPACE

100 Commercial Street • Portland, ME



Peter Harrington

O 207.772.0088

C 207.318.8888

Peter@malonecb.com

THE THOMAS BLOCK

- Suites vary from 371± SF - 4,899± SF offices
- Historic brick and stone building
- Water views or Commercial Street views
- On-site property management
- Parking spaces available for lease at the Old Port Square Parking Garage

LEASE RATE: \$25.75-34.00/SF MG



PROPERTY SUMMARY

100 Commercial Street • Portland, ME



Site Info

OWNER:	Soley Wharf LLC
MANAGEMENT:	East Brown Cow
DEED:	Book 14227, Page 74
ASSESSOR:	Map 30, Block C, Lots 1-8
LOT SIZE:	0.35± AC
SIGNAGE:	Directory board in lobby
PARKING:	Spaces available for lease at Old Port Square Garage
ZONING:	B3 Downtown Business District PAD Pedestrian Activity Overlay

Building Info

BUILDING SIZE:	61,657± SF
YEAR BUILT:	1900
CONSTRUCTION:	Fieldstone
ROOF:	Flat
SIDING:	Brick & stone
FLOORING:	Hardwood floors, carpet & tile mix
CEILING HEIGHT:	10-12'±
ELECTRICITY:	100 amp
HVAC:	Electric
UTILITIES:	Municipal water/sewer
RESTROOM:	Second floor, in common area Third & fourth floor, in suite
ELEVATOR:	Yes

Property Management

East Brown Cow and its affiliates comprise a real estate management, investment, and development firm based in the historic Old Port neighborhood of Portland, Maine. Since its establishment in 1989, the company's portfolio has grown to include 37 properties totaling more than 1.34 million square feet across the greater Portland urban area, including 31 buildings in the Old Port alone.

East Brown Cow seeks to create meaningful connections to the surrounding urban fabric through high-quality design and the carefully curated use of its properties while providing first-class management services to its tenants. All acquisitions and developments are grounded in the company's commitment to environmental stewardship, excellence in design and historic preservation, and the activation of publicly accessible spaces while exploring new technologies in urban real estate.



SECOND FLOOR

100 Commercial Street • Portland, ME



Suite 202

SIZE: 1,596± SF

LAYOUT: Four offices, open area and reception; waterfront side

LEASE RATE: \$28.75/SF MG

Suite 211

SIZE: 371± SF

LAYOUT: Open layout

LEASE RATE: \$895/month MG

Suite 204/206

SIZE: 2,635± SF

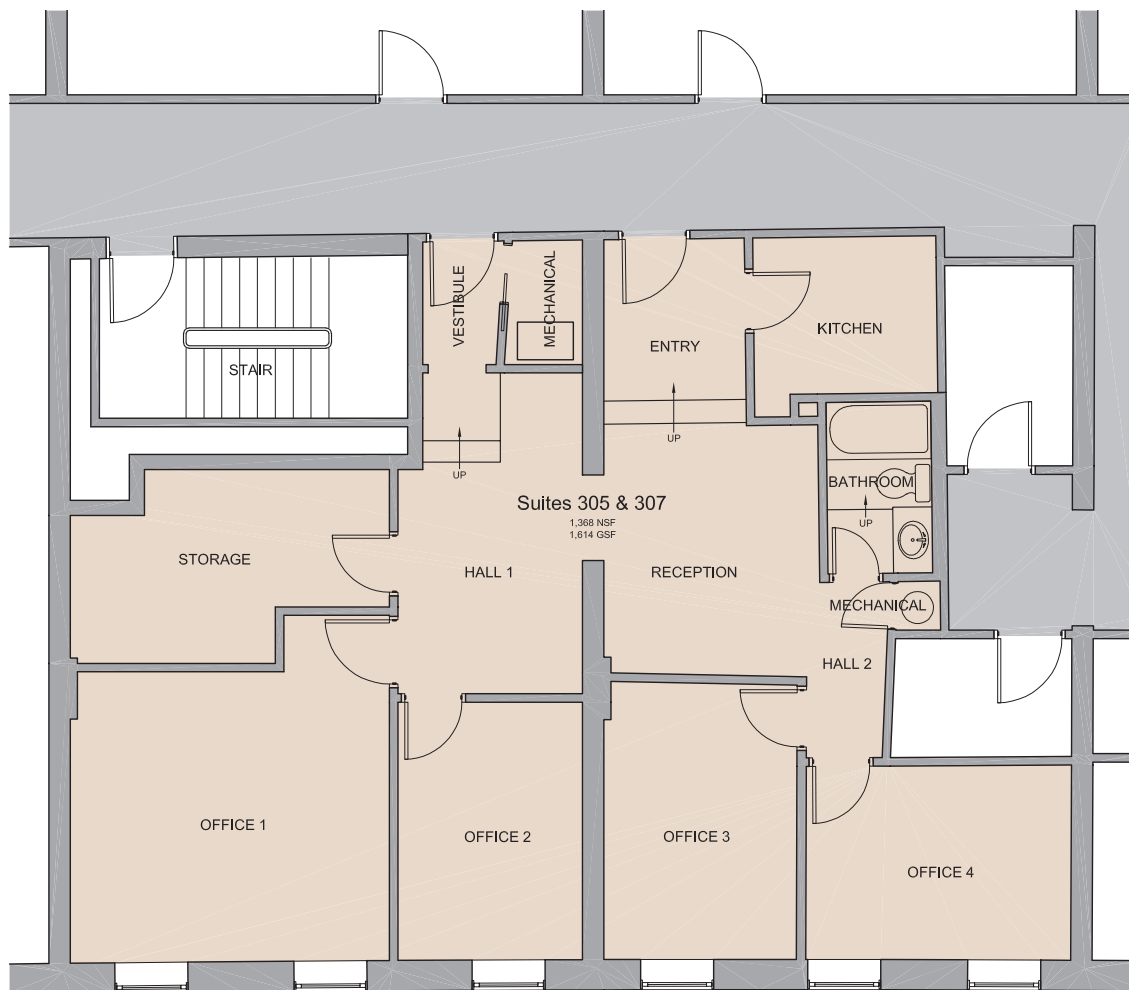
LAYOUT: Seven offices, conference room, open work space and kitchen; waterfront side

LEASE RATE: \$34.00/SF MG

Suite 202/204/206 can be combined for a total of 4,231± SF.

THIRD FLOOR

100 Commercial Street • Portland, ME



Suite 305/307

SIZE: 1,495± SF

LAYOUT: Four offices, storage room, kitchen, private restroom and reception

LEASE RATE: \$25.75/SF MG

FOURTH FLOOR

100 Commercial Street • Portland, ME



Suite 403/405/407

SIZE:	2,592± SF
LAYOUT:	Open & private offices, conference room and kitchenette
LEASE RATE:	\$25.75/SF MG

Suite 409

SIZE:	775± SF
LAYOUT:	Open with conference room and bathroom with shower
LEASE RATE:	\$25.75/SF MG

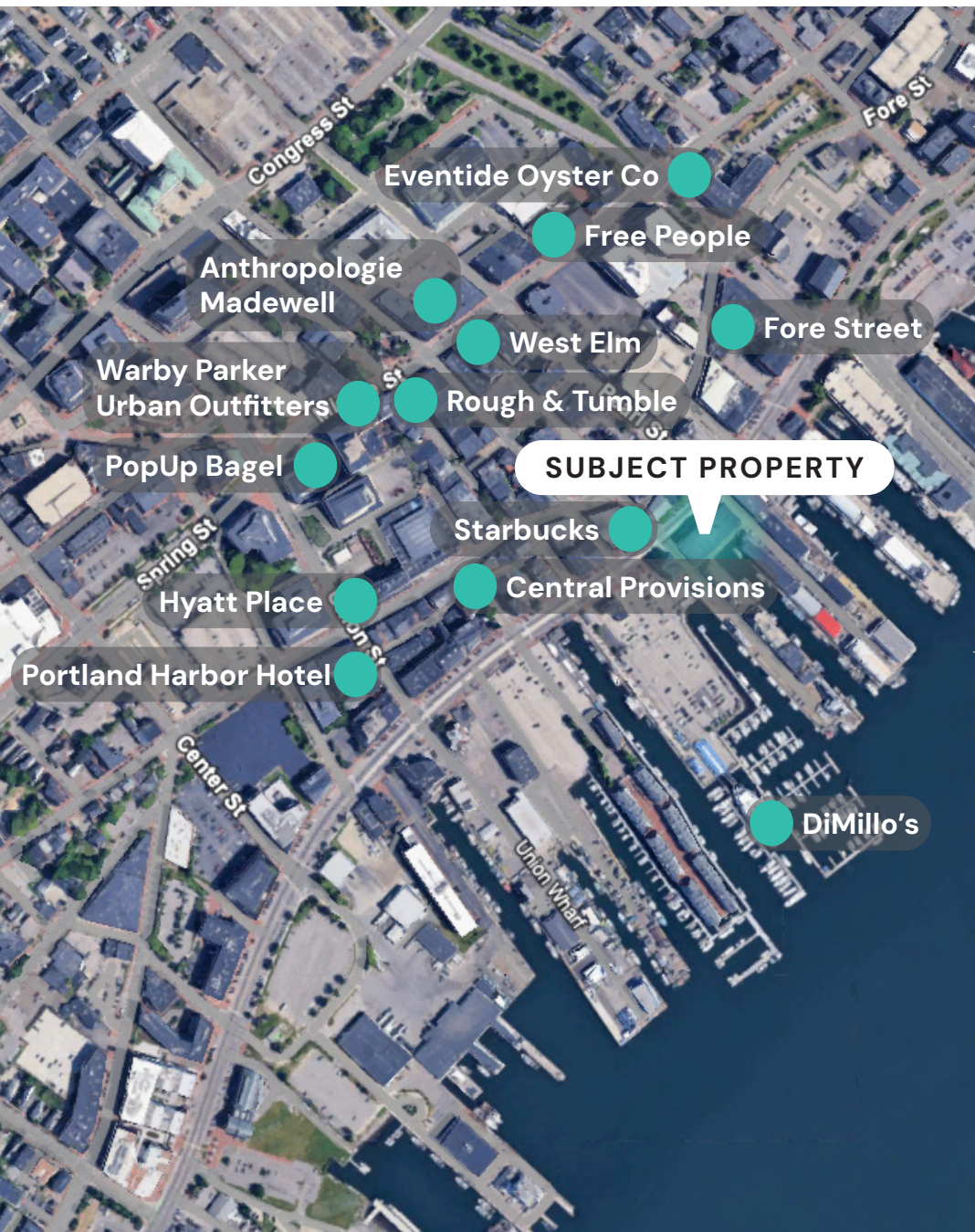
Suite 411/415

SIZE:	1,532± SF
LAYOUT:	Open concept with reception area, server room and one restroom
LEASE RATE:	\$25.75/SF MG

Suites 403/405/407/409/411/415 can be combined for a total of 4,899± SF.

LOCATION MAP

100 Commercial Street • Portland, ME



NEARBY

STAY



DINE



FORE STREET

SHOP

west elm

WARBY PARKER

Madewell

ANTHROPOLOGIE

URBAN OUTFITTERS

zane

FREE PEOPLE

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