

For Lease 431 FORE STREET | PORTLAND, ME

OLD PORT SQ.



Premier Retail Space In the Heart of Portland

Located in the Hyatt Place Portland - Old Port Square, this 930± SF retail space features front floor to ceiling windows and is in the heart of the Old Port.



**EAST
BROWN
COW™**



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Property Information

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Owner:	Cow Plaza Hotel LLC
Property Management:	East Brown Cow
Lot Size:	0.44± AC
Building Size:	80,189± SF
Available Space:	Suite 101: 930± SF
Exterior:	Petrarch reconstituted stone clad facade with articulating glass curtain wall and granite accents
Elevator:	2 passenger
Sprinkler:	Fully sprinkled
Electricity:	120/208 volts

Ceiling Height:	13'6"±
Window Height:	11'±
Restrooms:	To be constructed by Tenant
Signage:	Exterior signage available subject to approval
Storage:	Available for lease with spaces (contact Broker for details)
Parking:	Spaces available for lease at Landlord's adjacent garage
Zoning:	B-3 Downtown Business
Lease Rate:	\$60.00/SF Gross

Portland is nationally recognized for its award-winning food scene, with multiple James Beard-honored chefs and restaurants and was named Bon Appétit's "Restaurant City of the Year" in 2018. Located in the heart of downtown, Old Port Square is home to and surrounded by some of the city's most acclaimed dining destinations. With strong pedestrian traffic and steady, year-round attendance from both locals and visitors, Old Port Square offers an unmatched opportunity for food and beverage operators.



Photos 431 FORE STREET | PORTLAND, ME

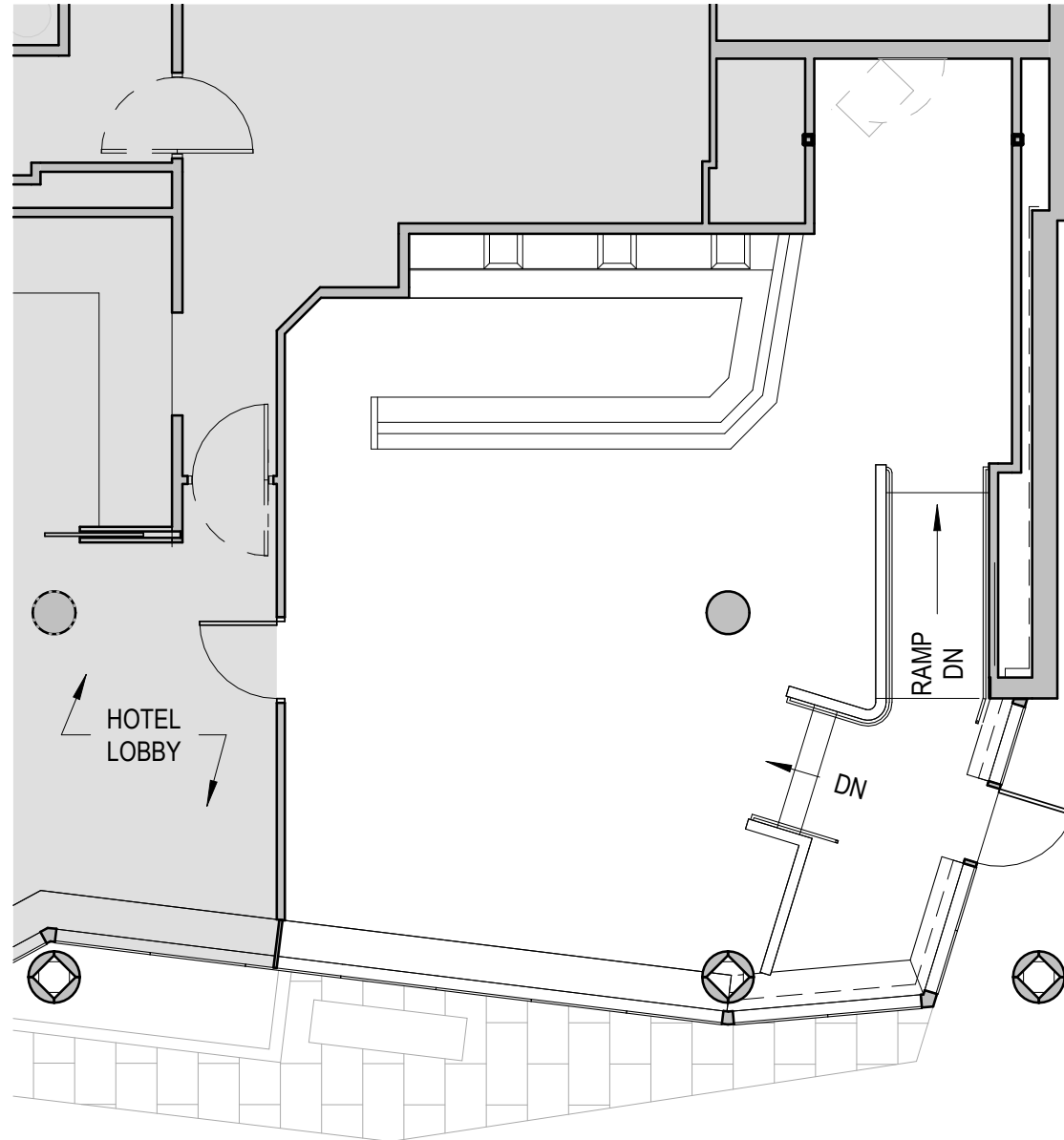
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Floor Plan

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The Vision

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The Vision OVERVIEW



Old Port Square reimagines a four-acre block into a distinctive urban destination with residences, retail, restaurants, offices, hotels, and public spaces. Situated at the cultural and economic center of Maine's largest city, the block is being redesigned to strengthen its connectivity to Portland's urban fabric and create an activated and distinct destination featuring prime retail, luxury hospitality, residences, award-winning food and beverage, Class A office, and experiential uses in Portland's historic downtown. The vision for Old Port Square is being brought to life through a collaboration between East Brown Cow, Safdie Architects, Pentagram, and Michael Boucher Landscape Architecture.



The Vision SITE MAP

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Buildings

- A 45 Union Street
- B 55 Union Street
- C 178 Middle Street
- D 184 Middle Street
- E 188 Middle Street
- F 190 Middle Street
- G 200 Middle Street
- H 210 Middle Street
- I 220 Middle Street
- J 36 Exchange Street
- K 44 Exchange Street
- L 45 Exchange Street
- M 57 Exchange Street
- N Old Port Square Garage
- O 424 Fore Street
- P Hyatt Place Portland - Old Port Square

Public Spaces

- Q Old Port Square Outdoor Public Space
- R Lobsterman Park
- S Tommy's Park
- T Post Office Park

● Pylon Signage Location

The Vision NEIGHBORHOOD

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Featured Tenants

WARBY
PARKER

URBAN
OUTFITTERS

BAR FUTO

PopUp
Bagels

HYATT
PLACE

THE DOCENT'S
COLLECTION

Fidelity
INVESTMENTS

Camden
NATIONAL BANK