

FOR LEASE | OLD PORT OFFICE SPACE

66 Pearl Street | Portland, ME



PROFESSIONAL OFFICE SUITES

Second and third floor office suites available

Beautiful existing spaces with quality finishes and trim throughout, room for expansion and tenant build-out

Great location in the Middle Street retail corridor

Walking distance to all Old Port amenities, parking garages/lots, restaurants, banks, shops, City Hall and the courthouse complex

LEASE RATE: \$21.75 - \$28.75/SF MG



PETER HARRINGTON

207.772.0088 D

207.318.8888 C

peter@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com

PROPERTY SUMMARY

66 Pearl Street | Portland, ME



OWNER: Leader Properties LLC

DEED: Book 18391, Page 314

ASSESSOR: Map 28, Block K, Lot 2

LOT SIZE: 0.564± AC

BUILDING SIZE: 54,400± SF

YEAR BUILT: 1900

CONSTRUCTION: Brick & stone

FLOORING: Hardwood, tile & carpet mix

CEILING HEIGHT: 12'±

LIGHTING: Parabolic

HVAC: Gas-fired heat/electric A/C HVAC safety upgrades with maximum increase in fresh air, MERV 13 filter upgrades & REME Halos for ionization upon air release by units

UTILITIES: Municipal water & sewer

RESTROOM: Common area restrooms

SPRINKLER: Wet system

ELEVATOR: Yes

SIGNAGE: Directory board in lobby across from elevator

PARKING: Some on-site parking available

ROAD FRONTAGE: 138'±

ZONING: B3 - Downtown Business
PAD - Pedestrian Activities Overlay

SUITE 202

SIZE: 2,874± SF

LAYOUT: 8 offices, conference room, reception & kitchen

LEASE RATE: \$21.75/SF MG

SUITE 212

SIZE: 3,824± SF

LAYOUT: Open, ready for configuration, building standard finishes

LEASE RATE: \$21.75 - \$28.75/SF MG

SUITE 211

SIZE: 2,167± SF

LAYOUT: Eight offices, reception area, open work space, and storage

LEASE RATE: \$24.75/SF MG

NOTES: May be combined with Suite 203 at 75 Market Street for a total of 4,968± SF

SUITE 202/212

SIZE: 6,698± SF

LAYOUT: Two suites combined

LEASE RATE: \$21.75 - \$23.75/SF MG

SUITE 324

SIZE: 2,831± SF*

LAYOUT: Six offices, conference room, reception & open area

LEASE RATE: \$21.75/SF MG (dependent on tenant improvements & term)

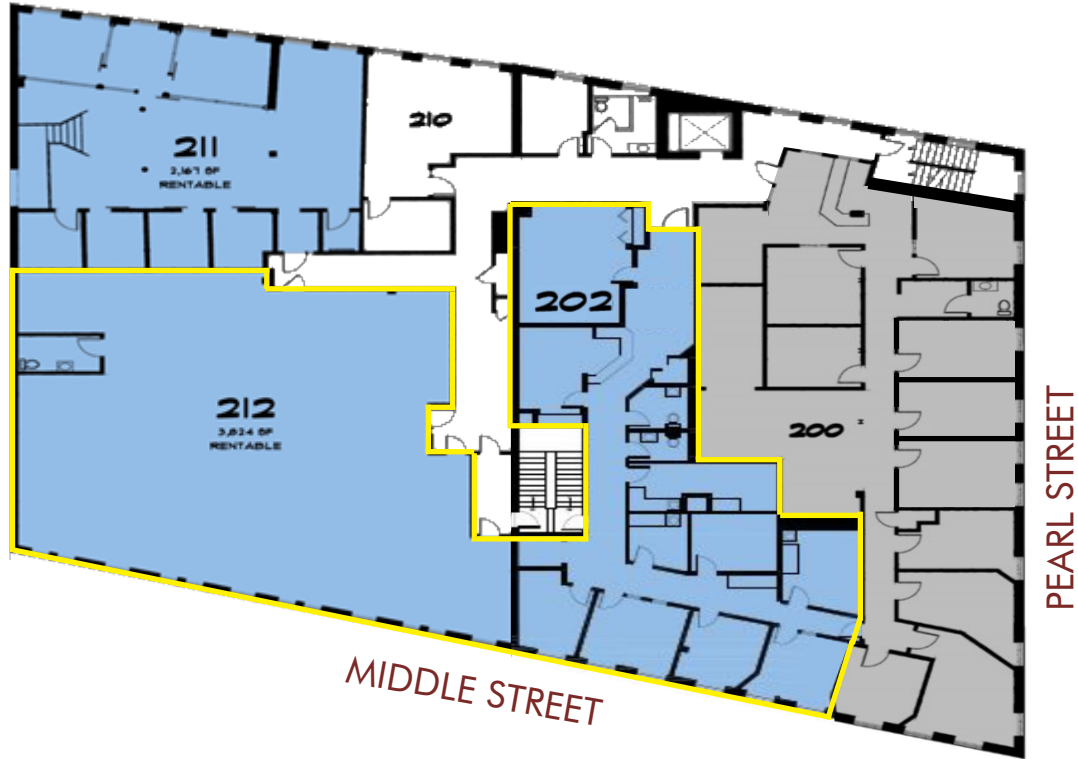
*Currently leased but available as a sublease or direct lease

FLOOR PLANS

66 Pearl Street | Portland, ME

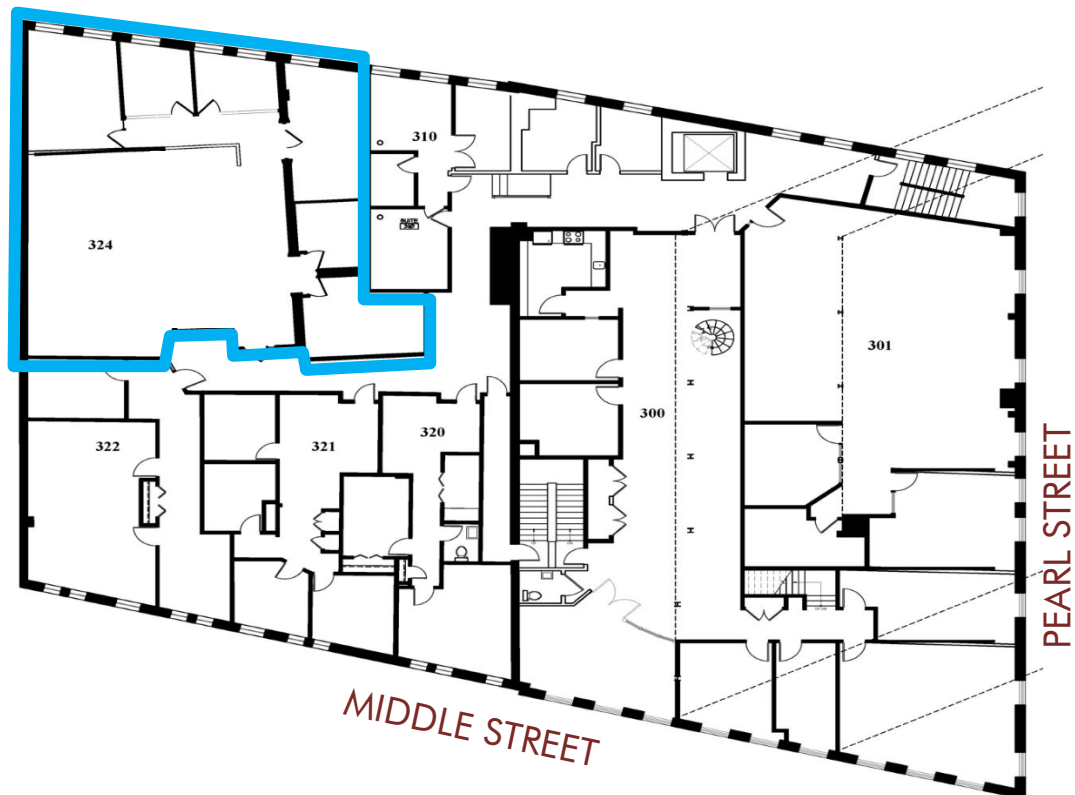


2nd FLOOR



3rd FLOOR

Suite 324
Currently leased
but available as
a sublease or
direct lease



FOR LEASE | OLD PORT OFFICE SPACE

66 Pearl Street | Portland, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages therefrom. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



PETER HARRINGTON

207.772.0088 D

207.318.8888 C

peter@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com