

For Sublease 190 MIDDLE STREET | PORTLAND, ME

OLD
PORT
SQ.



Premier Office Space In the Heart of Portland

Formerly known as Three Canal Plaza, this 10,502± SF class A office space is centrally located to the waterfront and downtown areas. With renovations on the way, the first and second levels will be transformed into premier retail.



EAST
BROWN
COW™



MALONE
COMMERCIAL BROKERS
CONNECTED, LOCAL, SAVVY



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Property Information

190 MIDDLE STREET | PORTLAND, ME

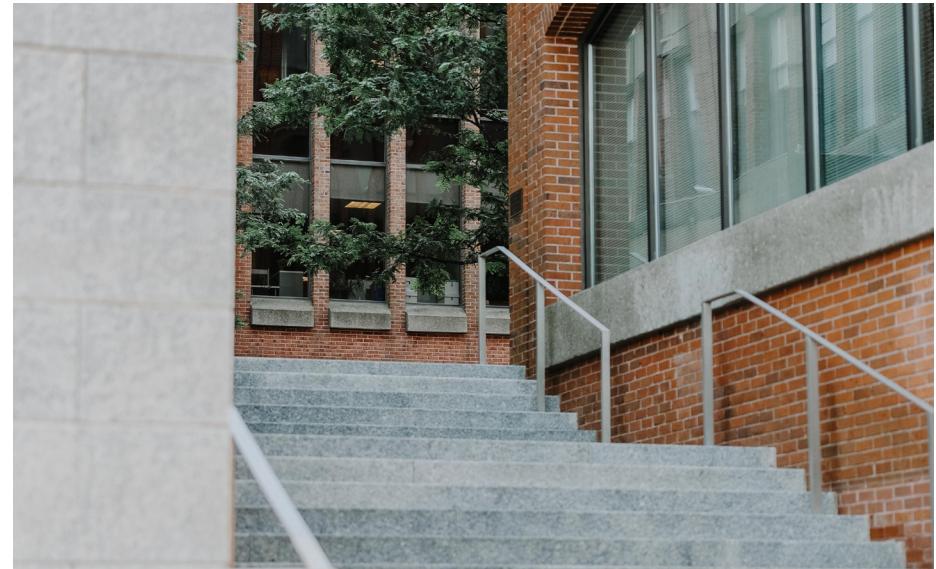
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Owner:	Cow Plaza 3 LLC
Property Management:	East Brown Cow
Lot Size:	0.556± AC
Building Size:	65,162± SF
Available Space:	10,502± SF
Exterior:	Brick and steel
Elevator:	2 passenger
Sprinkler:	Yes
Electricity:	3-phase, 208 volts

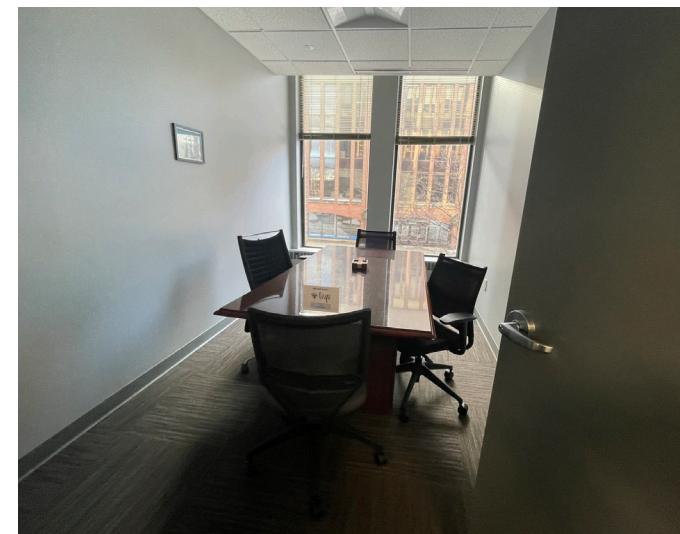
HVAC:	Gas boilers with perimeter hydronic baseboard
Signage:	Building sign and pylon throughout the site
Storage:	Available for lease with spaces (contact Broker for details)
Parking:	Spaces available for lease at Landlord's adjacent garage
Zoning:	B-3 Downtown Business
Lease Rate:	\$23.56/SF MG

Old Port Square is a premier business address within the heart of downtown Portland. Surrounded by key civic institutions, including the U.S. District Court, Cumberland County Courthouse, and City Hall, it's a top location for the region's leading legal, financial, and professional firms. Tenants benefit from a central, walkable environment, close to popular coffee and lunch spots, along with the convenience of leasing parking at the nearby Old Port Square Garage.



Photos 190 MIDDLE STREET | PORTLAND, ME

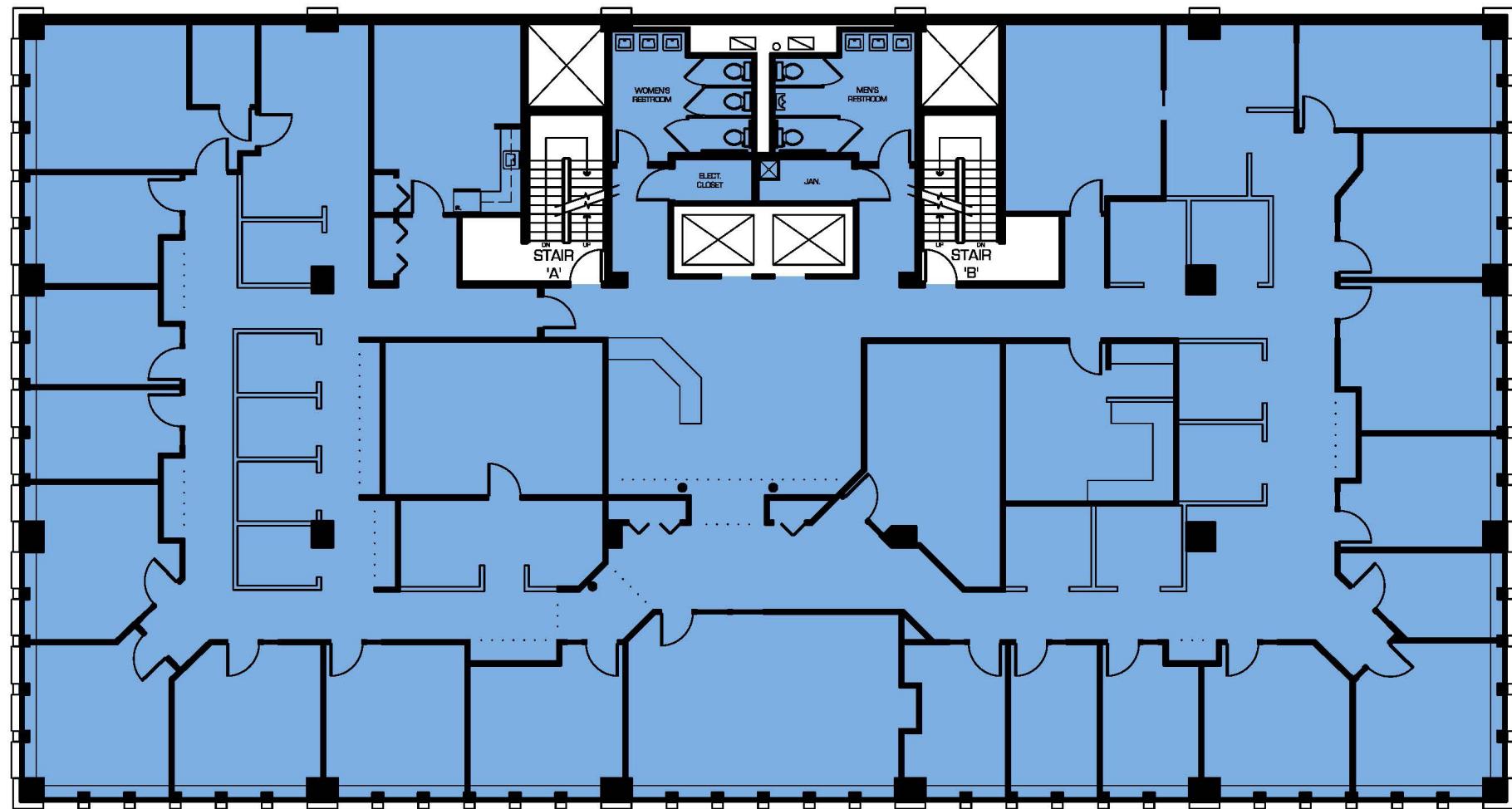
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Floor Plan

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The Vision

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The Vision OVERVIEW

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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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Stay	Shop	Dine	Explore
J Hyatt Place Portland - Old Port Square AY The Docent's Collection	A Warby Parker B Rough & Tumble C Urban Outfitters D Madewell O Judith P Free People Q Anthropologie V Athleta W FatFace AA Zane AB Bella Funk AC Bliss Boutique AD Fore & Wharf AE Expressly Trends N west elm Y Sherman's Maine Coast Book Shop AR Dean's Sweets AS Little Boutique AT Abacus Gallery AZ Treehouse Toys	E Bar Futo F Paper Tiger G Lenora H Evo Kitchen + Bar R Bard Coffee S Yuri's Desserts X Gelato Fiasco I Novare Res Bier Cafe AG Street & Co. AH Crunchy Poké AI Room for Improvement AJ Central Provisions AK Gross Confection Bar AL Off Track Pizza AM Papi Portland AO The Thirsty Pig AP Buzz Coffee AQ The Portland Hunt & Alpine Club	L Bangor Savings Bank M Fidelity Investments T Camden National Bank U Nickelodeon Cinemas Z KeyBank AU TD Bank AV Momentum Barbershop AW Folia AX Bevara Med Spa
K Old Port Square Garage			

Featured Tenants

WARBY
PARKER

URBAN
OUTFITTERS

FUTO

PopUp
Bagels

HYATT
PLACE

THE DOCENT'S™
COLLECTION

Fidelity
INVESTMENTS

Camden
NATIONAL BANK