

FOR LEASE



POST OFFICE SQUARE

120 EXCHANGE STREET PORTLAND , ME 04101

PROPERTY HIGHLIGHTS

Located in the heart of Portland's business district, this landmark building is bordered by Congress, Temple, Exchange, and Federal Streets, and is adjacent to Portland City Hall.

- 3,811 - 4,062 ± SF office space available for lease in a prime downtown location.
- Parking available at nearby, Landlord-owned Chestnut Street Parking Garage.
- NEW INTRODUCTORY RATE!

\$14.00/SF MG



FOR LEASE | DOWNTOWN OFFICE SPACE - PRIME LOCATION

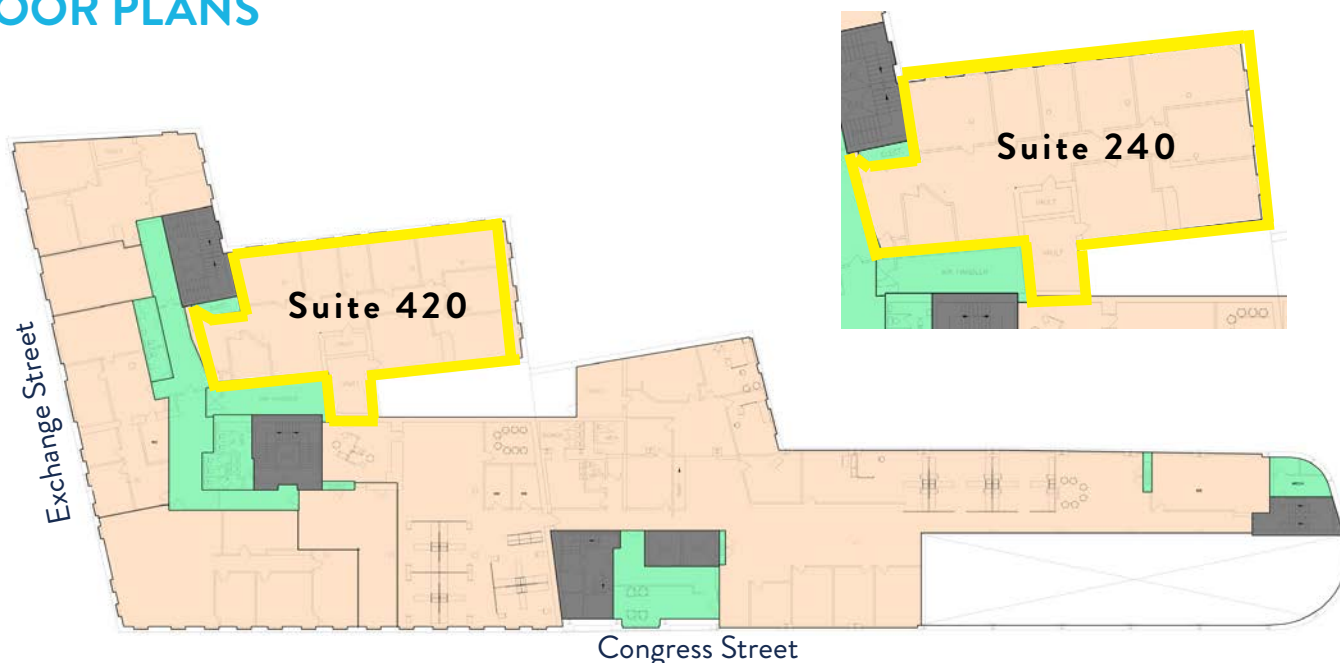
120 EXCHANGE STREET, PORTLAND, ME 04101



PROPERTY DETAILS

OWNER	PO Square Building, LLC
MANAGEMENT	On-site property management
OTHER TENANTS	USPS, ForeFlight, Systems Engineering, Redfern Properties
AVAILABLE SUITES	Suite 240: 3,811± SF Suite 420: 4,062± SF
# OF STORIES	Six (6)
ZONING	B3 - Downtown Business
UTILITIES	Municipal water and sewer. Natural gas.
PARKING	Parking available at Landlord-owned Chestnut Street Parking Garage and at other area lots/garages
LEASE RATE	\$14.00/SF MG plus utilities (Introductory rate, contact broker for details)

FLOOR PLANS

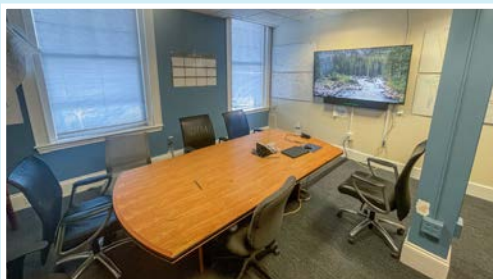
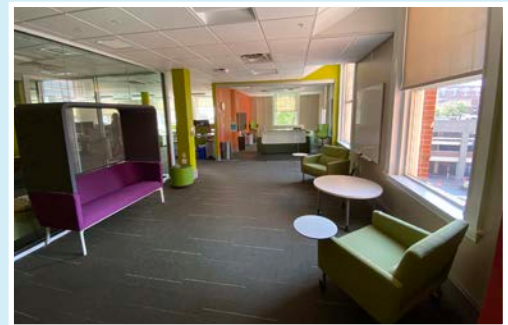


FOR LEASE | DOWNTOWN OFFICE SPACE - PRIME LOCATION

120 EXCHANGE STREET, PORTLAND, ME 04101



PHOTOS



FOR LEASE | DOWNTOWN OFFICE SPACE - PRIME LOCATION

120 EXCHANGE STREET, PORTLAND, ME 04101



**Chestnut
Street Garage**

CONTACT US



REESE MCFARLANE
Associate Broker

+1 207.553.1734 D

+1 207.712.6987 C

rmcfarlane@boulos.com

©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.