

For Lease

188 MIDDLE STREET | PORTLAND, ME

OLD PORT SQ.



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Premier Office Space In the Heart of Portland

Previously known as Four Canal Plaza, this historic building offers ground-level retail complemented by office use on the upper floors. There is 4,627± SF of office space available on the 2nd floor and Urban Outfitters and LeBlanc & Young are on the 1st floor.



**EAST
BROWN
COW™**



Property Information

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Owner: Cow Plaza 4 LLC

Property Management: East Brown Cow

Lot Size: 0.1± AC

Building Size: 26,901± SF

Available Space: Suite 201: 4,627± SF

Exterior: Brick veneer exterior with brick walls and concrete details

Restroom: Two (2)

Electricity: Separately metered

Sprinkler: Fully sprinkled

HVAC: Rooftop gas units

Elevator: Yes

Signage: Building sign and pylon throughout the site

Parking: Spaces available for lease at Landlord's adjacent garage

Zoning: B-3 Downtown Business

Lease Rate: \$27.00/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.



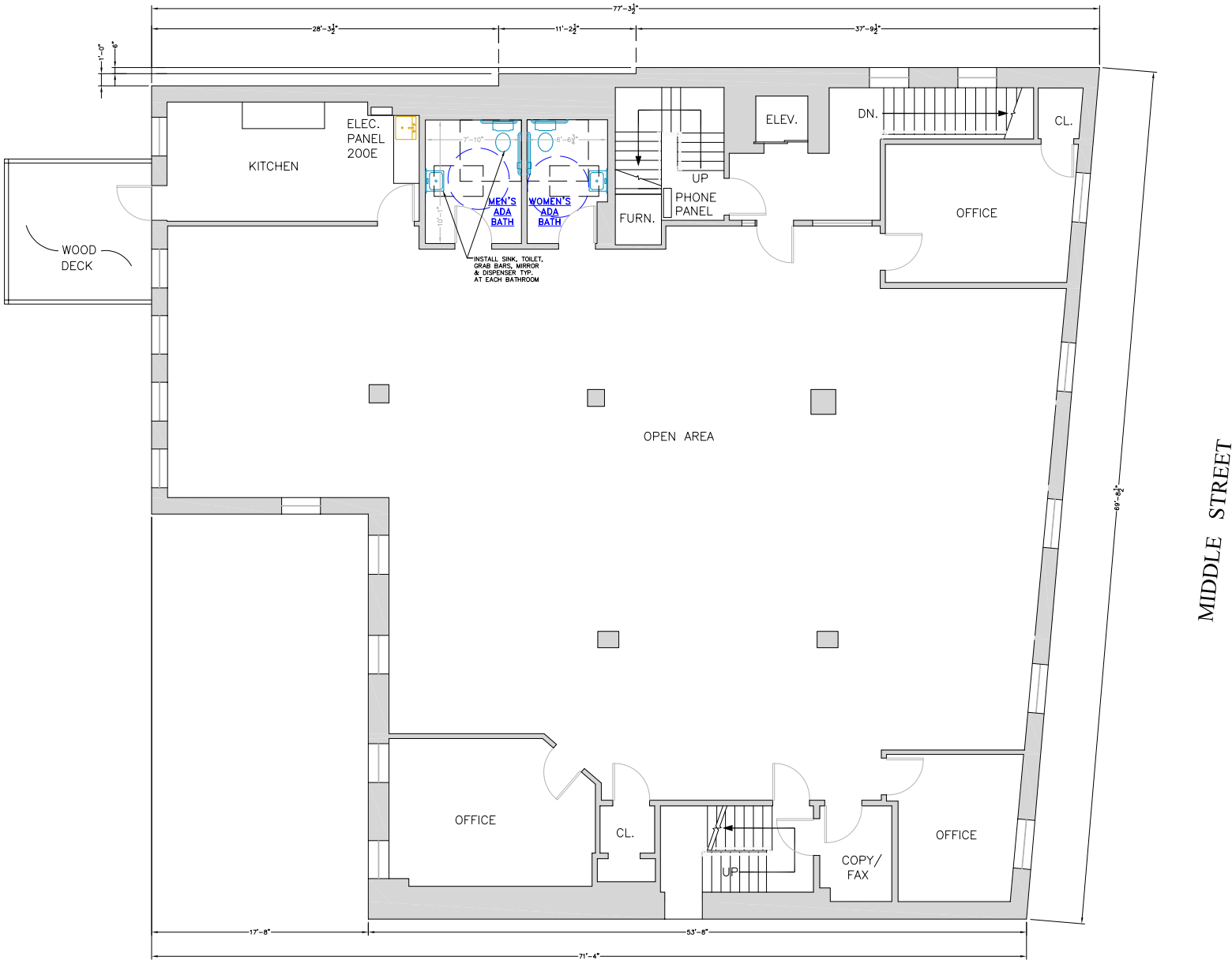
Photos

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Floor Plan
188 MIDDLE STREET | PORTLAND, ME



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