

# FOR LEASE | OLD PORT OFFICE

57 Exchange Street | Portland, ME



Known as the First National Bank Block, 57 Exchange Street was completed in 1884 in the Queen Anne style. The building has distinctive exterior architectural details and is brick masonry construction. Features include leaded glass windows in the lobby, exposed brick, and fireplaces in select suites.

## OLD PORT SPACE

Several spaces available up to 3,007± SF

Nicely configured spaces with views of Post Office Park and Tommy's Park

Great space in the heart of the Old Port!

**LEASE RATE: \$18.75/SF MG - HVAC included**



**PETER HARRINGTON**

207.772.0088 D

207.358.7916 C

[peter@malonecb.com](mailto:peter@malonecb.com)

**MALONE COMMERCIAL BROKERS**

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • [malonecb.com](http://malonecb.com)

# PROPERTY SUMMARY

57 Exchange Street | Portland, ME



**OWNER:** Finial LLC

**MANAGEMENT:** East Brown Cow

**ASSESSOR:** Parcel ID 032 E001001

**LOT SIZE:** 0.1449± AC

**BUILDING SIZE:** 32,800± SF

**AVAILABLE SPACE:** Suite 103: 1,219± SF  
Suite 300/301: 2,956± SF  
(1,863±SF, 1,093±SF)  
Suite 400/401: 3,007± SF  
(1,536± SF, 1,471± SF)

**YEAR BUILT:** 1867

**CONSTRUCTION:** Five story masonry and wood

**ROOF:** Flat

**FLOORS:** Wood and carpet mix

**CEILING HEIGHT:** 9'±

**ELEVATOR:** Yes

**HVAC:** Gas-fired central heating and A/C

**UTILITIES:** Municipal water & sewer

**ELECTRIC:** Individually metered, 100 amp

**RESTROOMS:** On each floor

**SPRINKLER:** Wet system

**SIGNAGE:** Directory board in lobby

**STORAGE:** Available for lease with spaces

**PARKING:** Spaces at adjacent Fore Street Garage  
per separate agreement at market rates

**ZONING:** B3 - Downtown Business

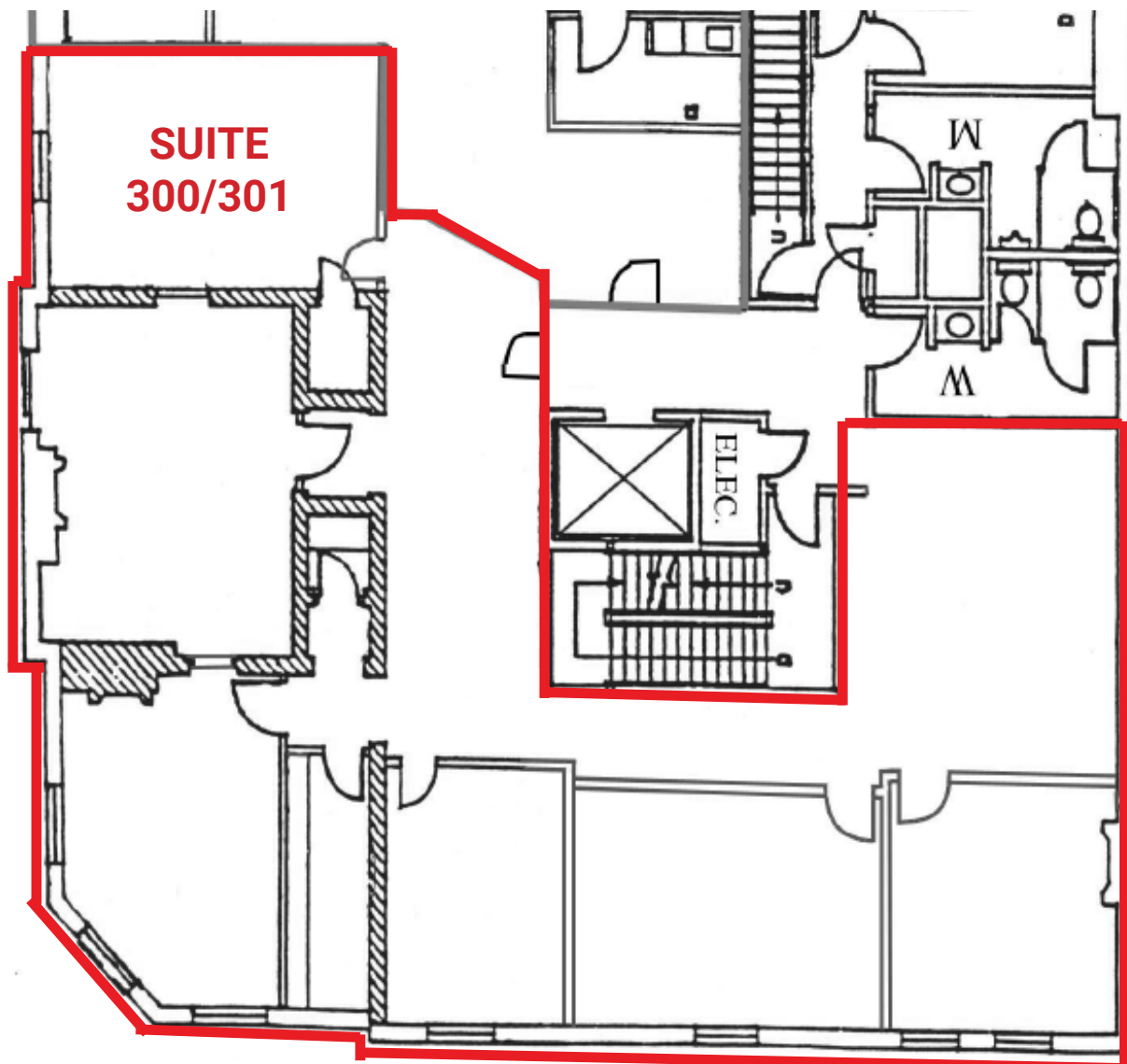
**TAXES:** \$49,568.54





# THIRD FLOOR PLAN

57 Exchange Street | Portland, ME



## FOURTH FLOOR PLAN

57 Exchange Street | Portland, ME





# PROPERTY SUMMARY

57 Exchange 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 there from. 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

207.358.7916 C

peter@malonecb.com

**MALONE COMMERCIAL BROKERS**

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com