

# For Lease 44 EXCHANGE STREET | PORTLAND, ME

# OLD PORT SQ.



## Premier Office Space In the Heart of Portland

This historic property is located on Maine's most vibrant and active retail corridor, offering visitors to Old Port Square an expansive selection of local boutique retailers. This 2,093± SF space is located on the 3rd floor.



EAST  
BROWN  
COW™



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# Property Information

## 44 EXCHANGE STREET | PORTLAND, ME

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<b>Owner:</b>	Cow Exchange LLC
<b>Property Management:</b>	East Brown Cow
<b>Lot Size:</b>	0.16± AC
<b>Building Size:</b>	21,593± SF
<b>Available Space:</b>	Suite 301: 2,093± SF
<b>Layout:</b>	Four offices, conference room & open work space
<b>Exterior:</b>	Brick veneer exterior with concrete block walls and concrete details
<b>Elevator:</b>	Yes
<b>Electricity:</b>	Circuit breakers

<b>Ceiling Height:</b>	9'±
<b>Restrooms:</b>	Two in common per floor
<b>HVAC:</b>	Central
<b>Signage:</b>	Directory board in lobby
<b>Storage:</b>	Available for lease with spaces (contact Broker for details)
<b>Parking:</b>	Spaces available for lease at Landlord's adjacent garage
<b>Zoning:</b>	B-3 Downtown Business
<b>Lease Rate:</b>	\$18.75/SF MG (Heat included)

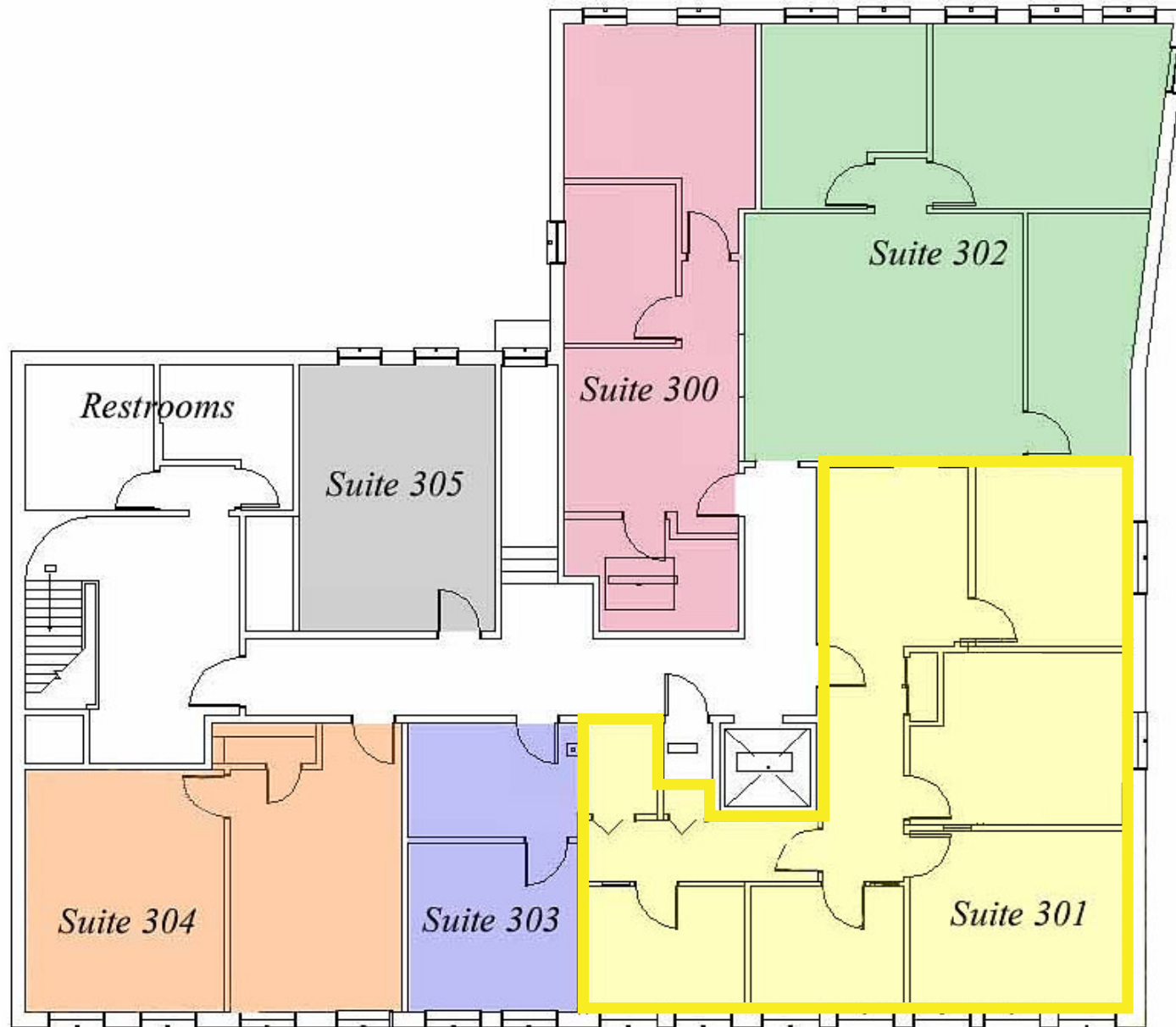
Old Port Square is a premier business address within the heart of downtown Portland. Surrounded by key civic institutions, including the U.S. District Court, Cumberland County Courthouse, and City Hall, it's a top location for the region's leading legal, financial, and professional firms. Tenants benefit 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.



# Floor Plan

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# 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