

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 from 1,093 to 2,956± 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



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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

Suite 103: 1,219± SF

AVAILABLE SPACE: Suite 300/301: 2,956± SF (1,863±SF, 1,093±SF)

Suite 400: 1,536± 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
PAD - Pedestrian Activities District Overlay

TAXES: \$49,568.54



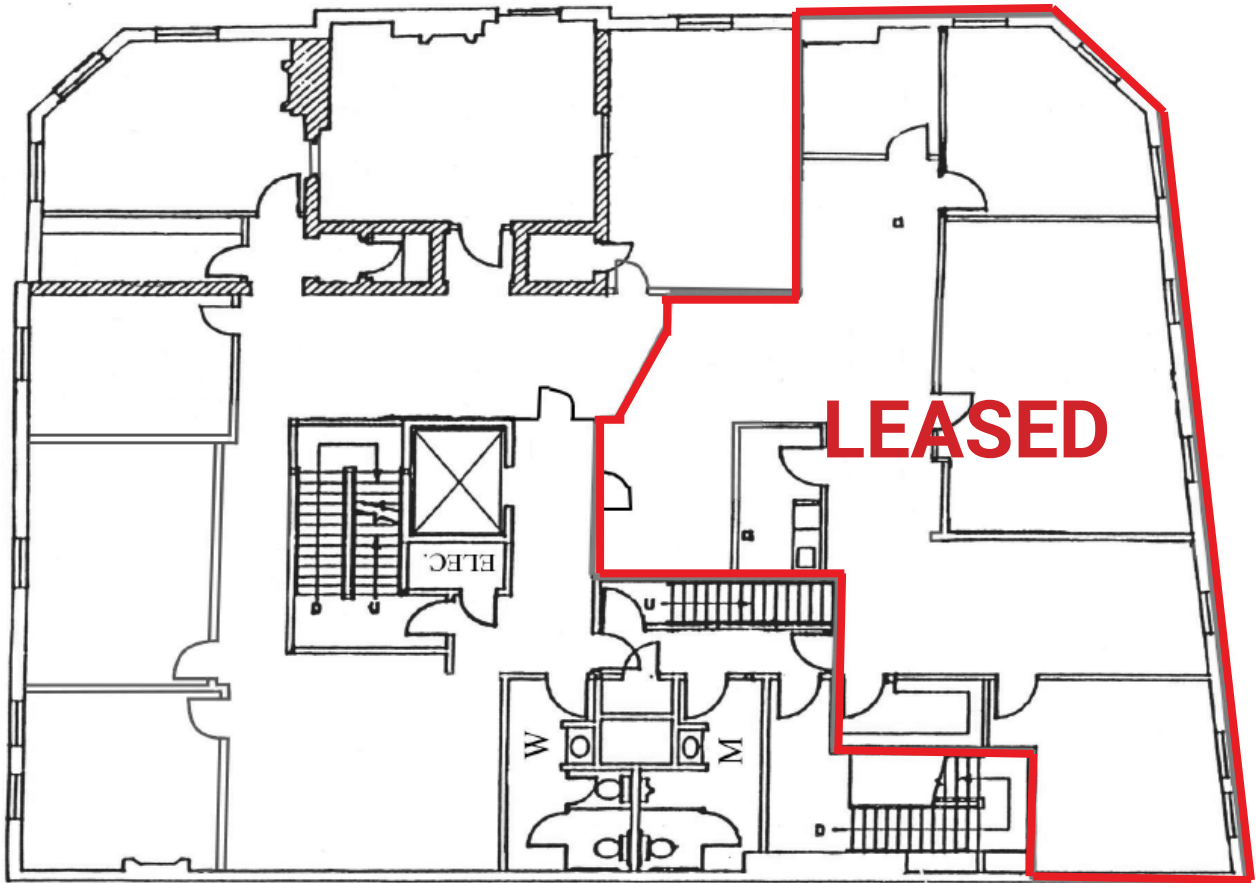
View of Tommy Park

FLOOR PLANS

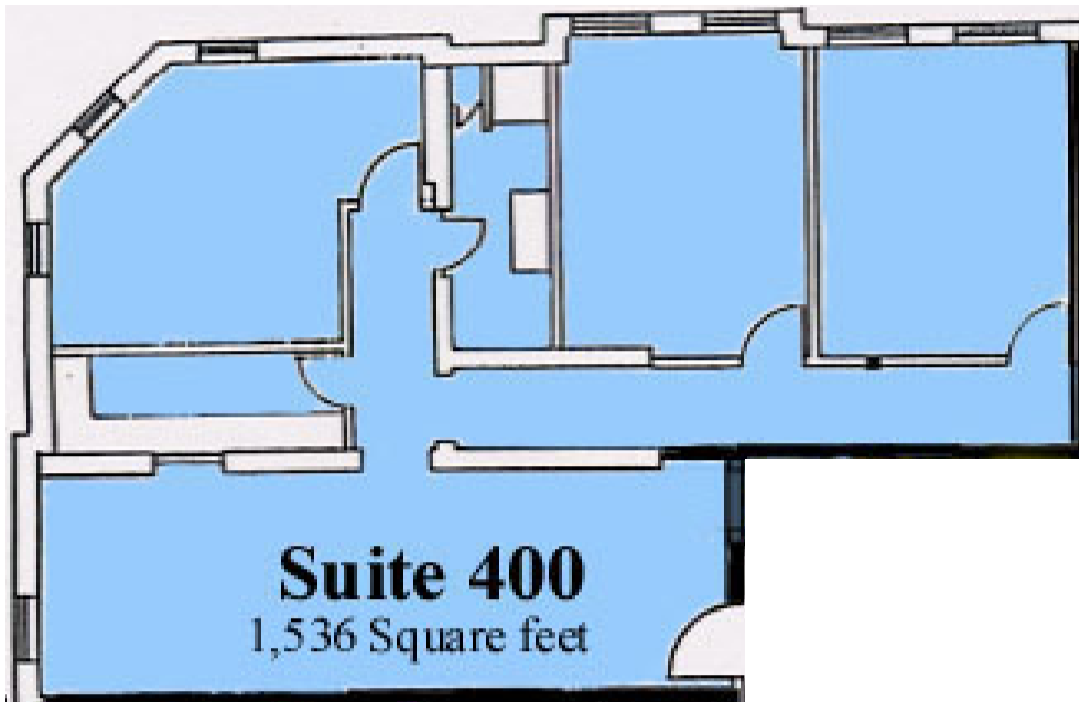
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THIRD FLOOR



FOURTH FLOOR



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