

# For Lease 45 EXCHANGE STREET | PORTLAND, ME

# OLD PORT SQ.



## Office Space In the Heart of Portland

323± SF third floor office  
Great space in the heart of the Old Port!



EAST  
BROWN  
COW™



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# Property Information

## 45 EXCHANGE STREET | PORTLAND, ME

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Owner:	Cow Bella LLC
Property Management:	East Brown Cow
Lot Size:	0.143± AC
Building Size:	25,071± SF
Available Space:	Suite 300E: 323± SF
Layout:	One open space with three windows
Exterior:	Brick veneer exterior with concrete block walls and concrete details
Elevator:	Yes

Electricity:	Individually metered, 100 amp
Ceiling Height:	9'±
Restrooms:	On each floor
HVAC:	Gas-fired central heating and A/C
Signage:	Directory board in lobby
Storage:	Available for lease with spaces
Parking:	Spaces available for lease at Landlord's adjacent garage
Zoning:	B-3 Downtown Business
Lease Rate:	\$535.00/Month MG (HVAC 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 Court-house, 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.



# The Vision

OLD  
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SQ.



# The Vision OVERVIEW

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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



## 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

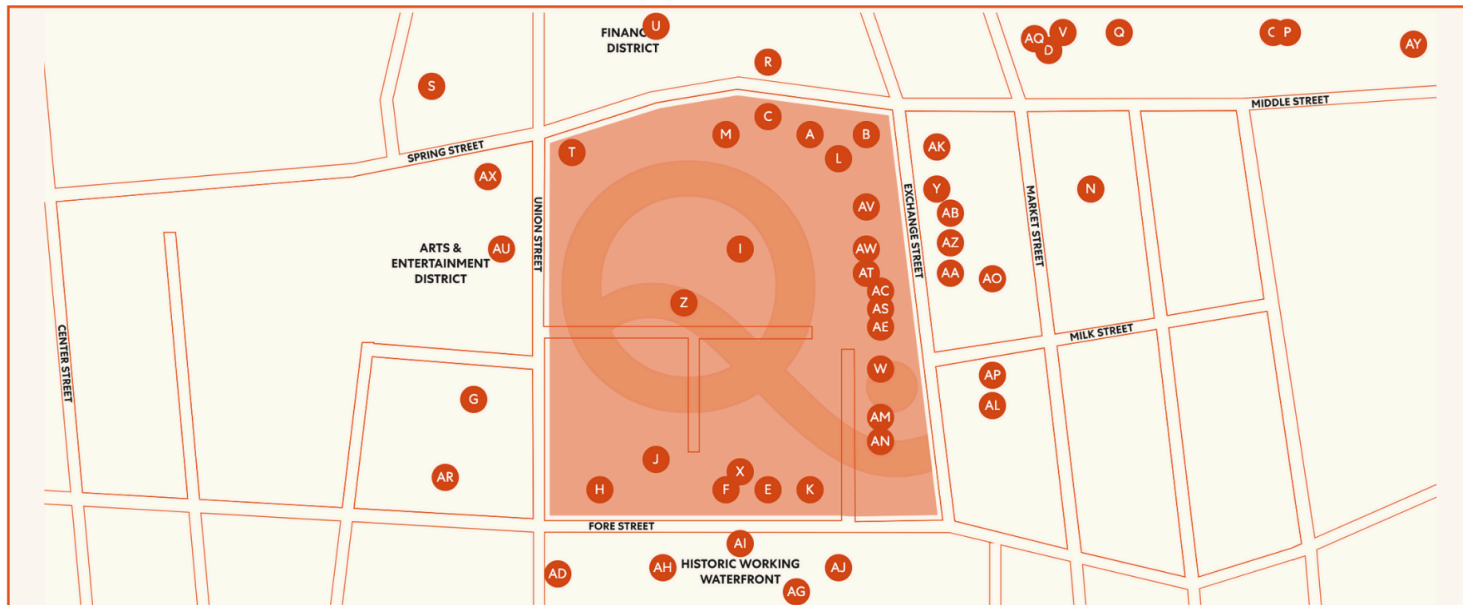
## Public Spaces

- Q Old Port Square Outdoor Public Space
- R Lobsterman Park
- S Tommy's Park
- T Post Office Park

● Pylon Signage Location

# The Vision NEIGHBORHOOD

OLD  
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Stay	Shop	Dine	Explore
J Hyatt Place Portland - Old Port Square	A Warby Parker	E Bar Futo	L Bangor Savings Bank
AY The Docent's Collection	B Rough & Tumble	F Paper Tiger	M Fidelity Investments
	C Urban Outfitters	G Lenora	T Camden National Bank
Park	D Madewell	H Evo Kitchen + Bar	U Nickelodeon Cinemas
	O Judith	R Bard Coffee	Z KeyBank
K Old Port Square Garage	P Free People	S Yuri's Desserts	AU TD Bank
	Q Anthropologie	X Gelato Fiasco	AV Momentum Barbershop
	V Athleta	I Novare Res Bier Cafe	AW Folia
	W FatFace	AG Street & Co.	AX Bevara Med Spa
	AA Zane	AH Crunchy Pokè	
	AB Bella Funk	AI Room for Improvement	
	AC Bliss Boutique	AJ Central Provisions	
	AD Fore & Wharf	AK Gross Confection Bar	
	AE Expressly Trends	AL Off Track Pizza	
	N west elm	AM Blyth & Burrows	
	Y Sherman's Maine Coast Book Shop	AN Papi Portland	
	AR Dean's Sweets	AO The Thirsty Pig	
	AS Little Boutique	AP Buzz Coffee	
	AT Abacus Gallery	AQ The Portland Hunt & Alpine Club	
	AZ Treehouse Toys		

## Featured Tenants

WARBY  
PARKER

URBAN  
OUTFITTERS

BAR FUTO

PopUp  
Bagels

