



PEARL STREET

RIVERFRONT DISTRICT

3 Lincoln Street, Biddeford, ME

- Up to 64,800± sf of Class A, new construction, Office space in Downtown Biddeford. Available Spring 2025.
- Located in the heart of the future Pearl Street Riverfront District adjacent to the new Biddeford Transportation Hub.
- To be built with Class A finishes.
- \$28.50/sf NNN (T.I. Packages Offered).



The Project

Project Summary

Porta & Company as an exclusive representative is pleased to present the Pearl Street Riverfront District. Pearl Street is a 5-acre, contract zoned development district that will be at the heart of Biddeford's continued growth. The planned mixed-use development will feature retail, commercial and residential components on a site that can accommodate up to 300,000 square feet of new construction, including a parking garage and transportation hub.

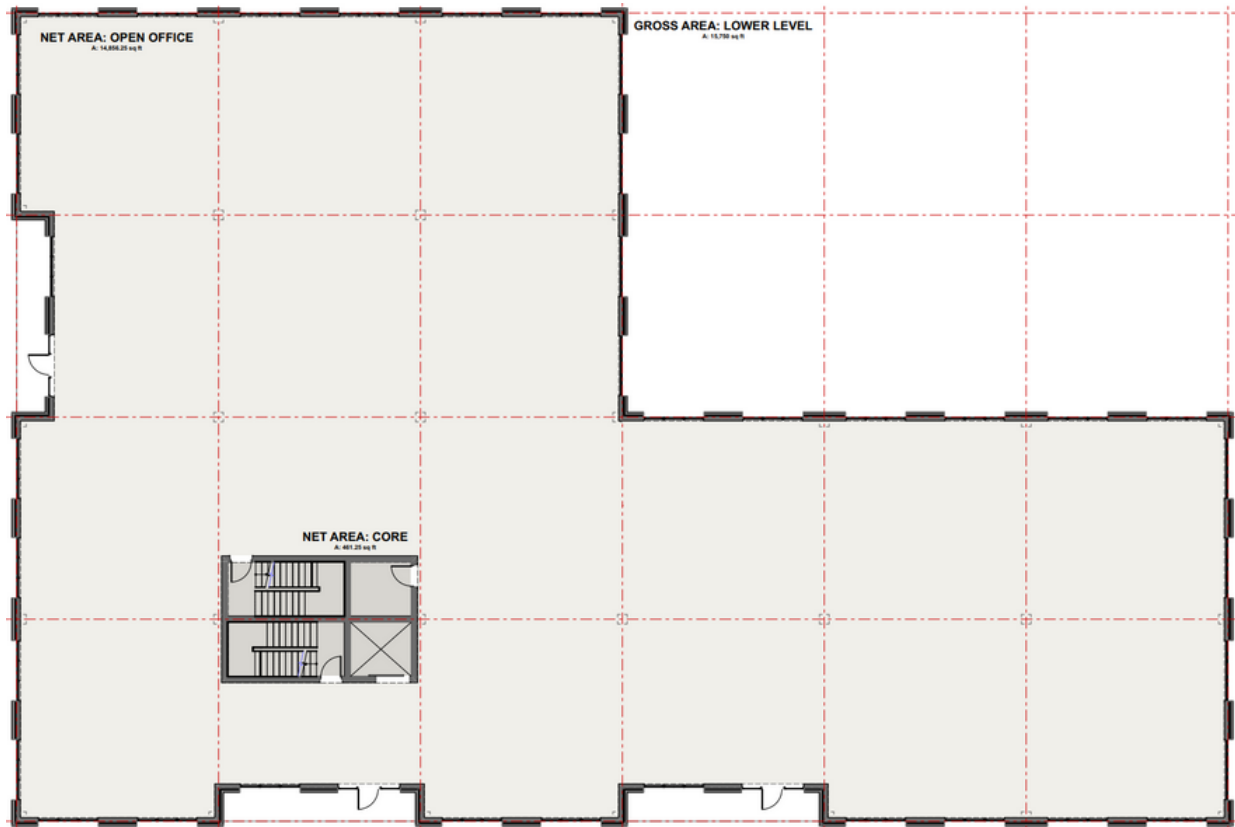
For prospective tenants, Pearl Street provides a unique opportunity to occupy space in an area that is rapidly growing. Pearl Street has the advantage of being master-planned and ready for new development with utility infrastructure in place, a new parking garage, future recreational park, and a prime riverfront location. Utilities include three-phase power, municipal water and sewer, stormwater, natural gas, and fiber connectivity.



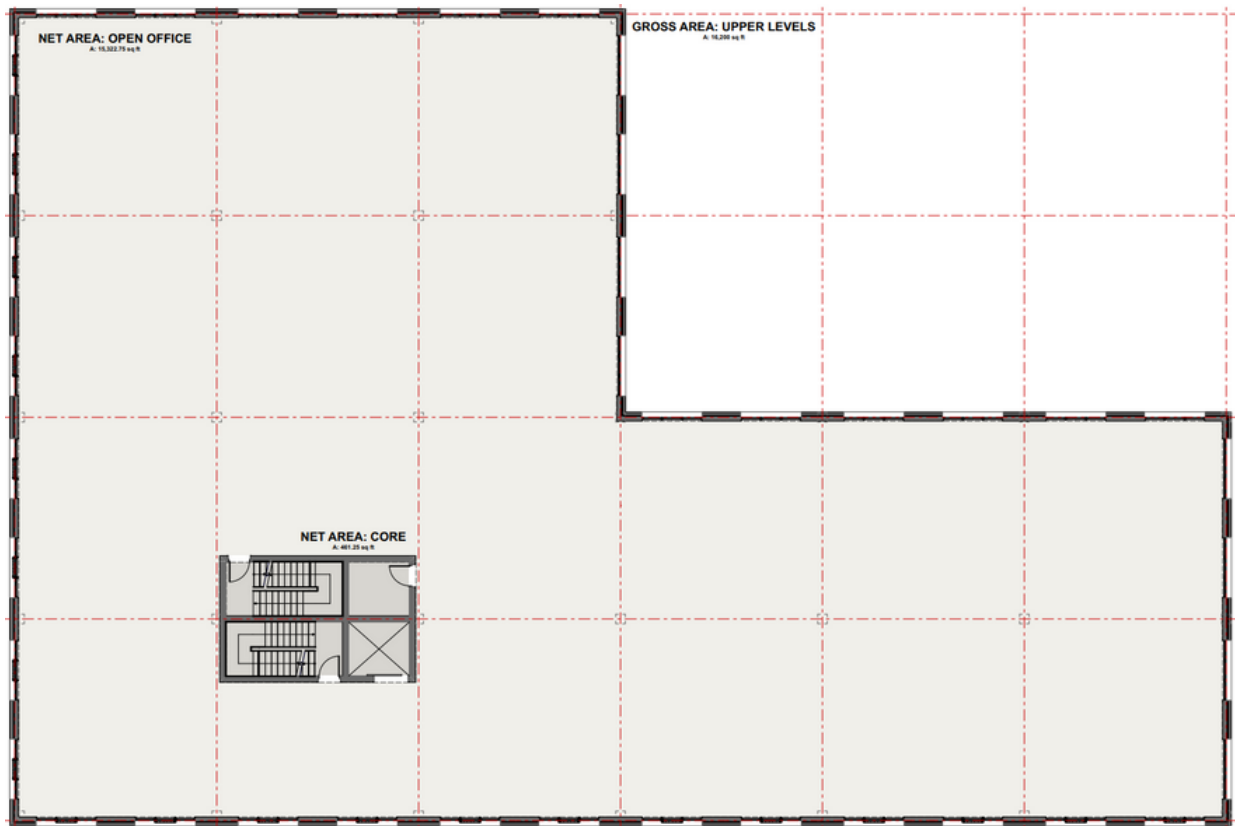




First Floor: 15,750 sf (Retail)



Upper Floors: 16,200 sf (Office)

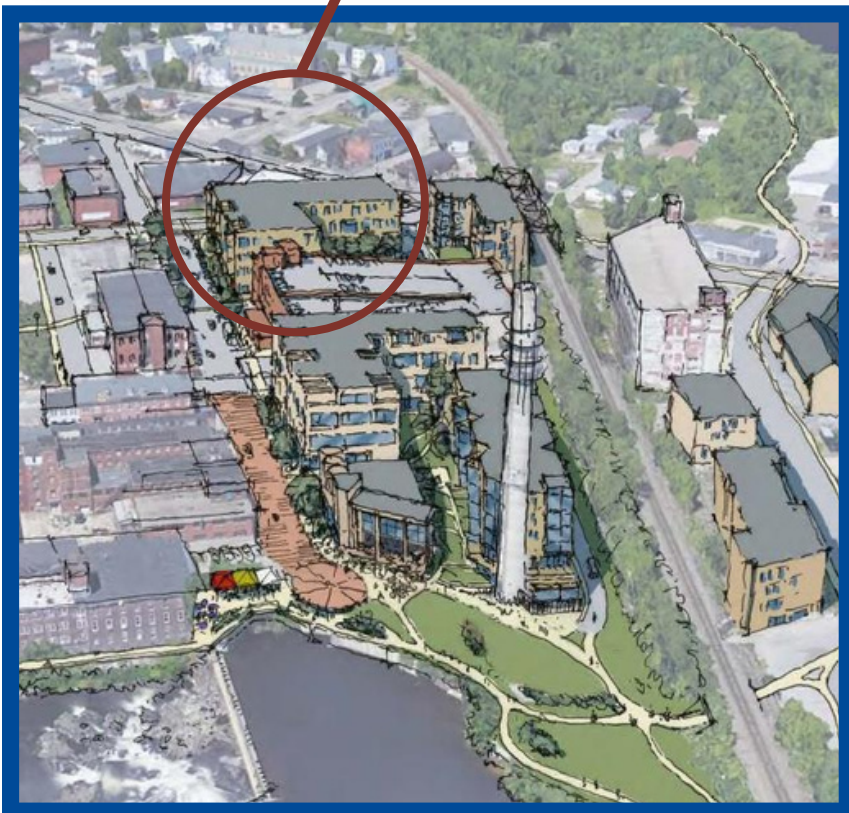




Proposed

Building Size: 1A - 80,550± sf

Available Space: 1A - 64,800± sf Office
1A - 15,750± sf Retail





Contact

PORTA
& CO.

Mackenzie Simpson, Esq.

Partner

C: 207-310-0221

O: 207-747-1515

msimpson@portacompany.com

Anthony Struzziero

Broker

C: 207-756-4563

O: 207-558-0898

astruzziero@portacompany.com

Vince Ciampi

Partner

C: 207-756-4563

O: 207-558-0895

vciami@portacompany.com