

For Lease 200 MIDDLE STREET | PORTLAND, ME

OLD
PORT
SQ.



Premier Retail Space In the Heart of Portland

Previously known as One Canal Plaza, the first and second levels have been reimagined into a premier retail destination. There are four suites available, and the first and second floors can be combined into one space, creating a unique 2-story retail experience.



EAST
BROWN
COW™



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Property Information

200 MIDDLE STREET | PORTLAND, ME

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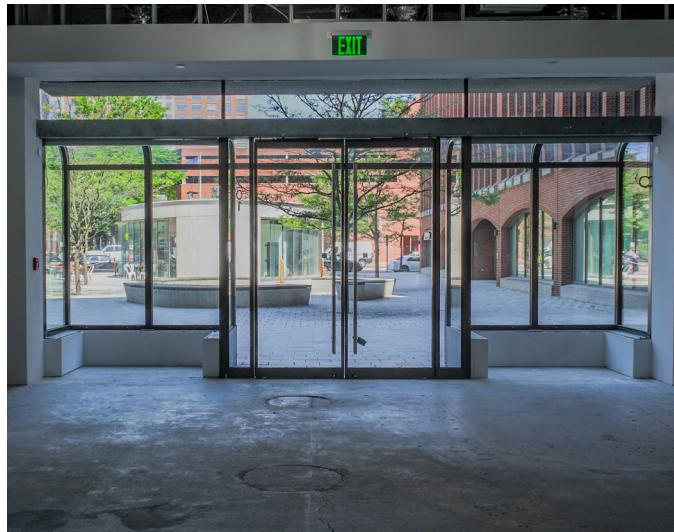
Owner:	Cow Plaza 1 LLC	Sprinkler:	Fully sprinkled
Property Management:	East Brown Cow	HVAC:	VAV with fan powered electric reheat
Lot Size:	0.556± AC	Elevator:	3 passenger, 1 freight
Building Size:	139,800± SF	Signage:	Building sign and pylon throughout the site
	Suite 101: 7,072± SF Suite 102: 4,284± SF Suite 201: 7,340± SF Suite 202: 5,386± SF Combined 101 & 201: 14,412± SF Combined 102 & 202: 9,670± SF	Storage:	Available for lease with spaces (contact Broker for details)
Available Space:		Parking:	Spaces available for lease at Landlord's adjacent garage
Exterior:	Brick & steel	Zoning:	B-3 Downtown Business
Electricity:	3-phase, 277/480 volts (separately metered)	Lease Rate:	\$30.00/SF NNN

Old Port Square offers local and national retailers alike a prime opportunity in one of the Northeast's most vibrant downtown neighborhoods. With a Walk Score of 99/100 and easy proximity to public transit, the neighborhood draws steady foot traffic – boasting 2.9 million annual visitors and \$2.7 billion in recorded spending in 2023. Old Port Square's retail mix is thoughtfully curated to strengthen the neighborhood's urban fabric, creating a dynamic synergy between beloved local boutiques and prominent national brands.



Photos 200 MIDDLE STREET | PORTLAND, ME

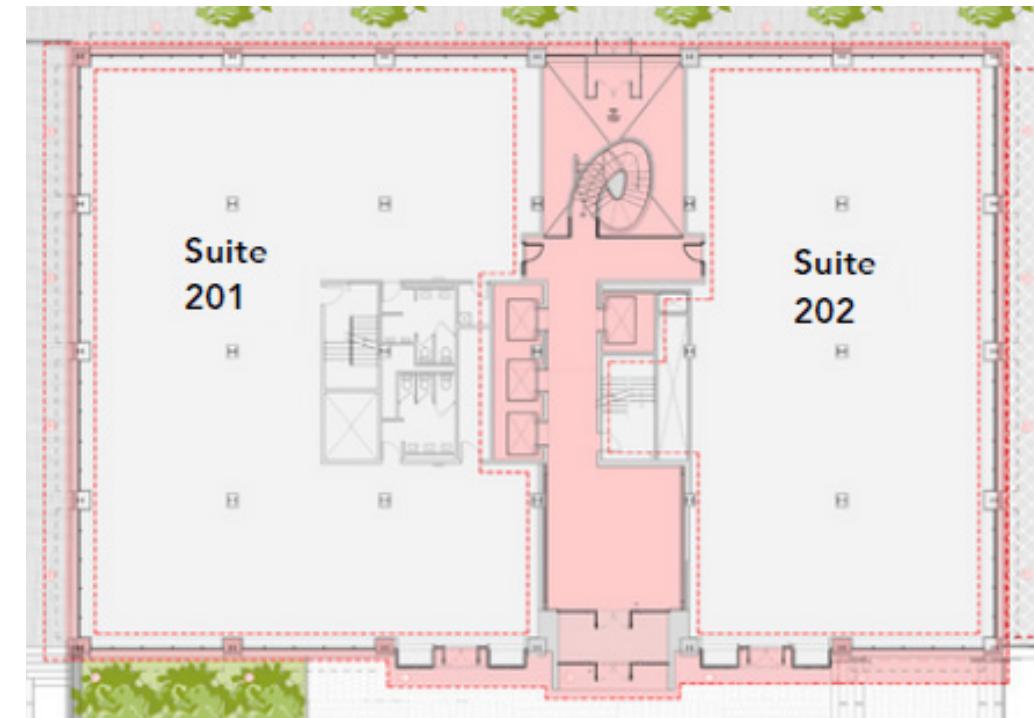
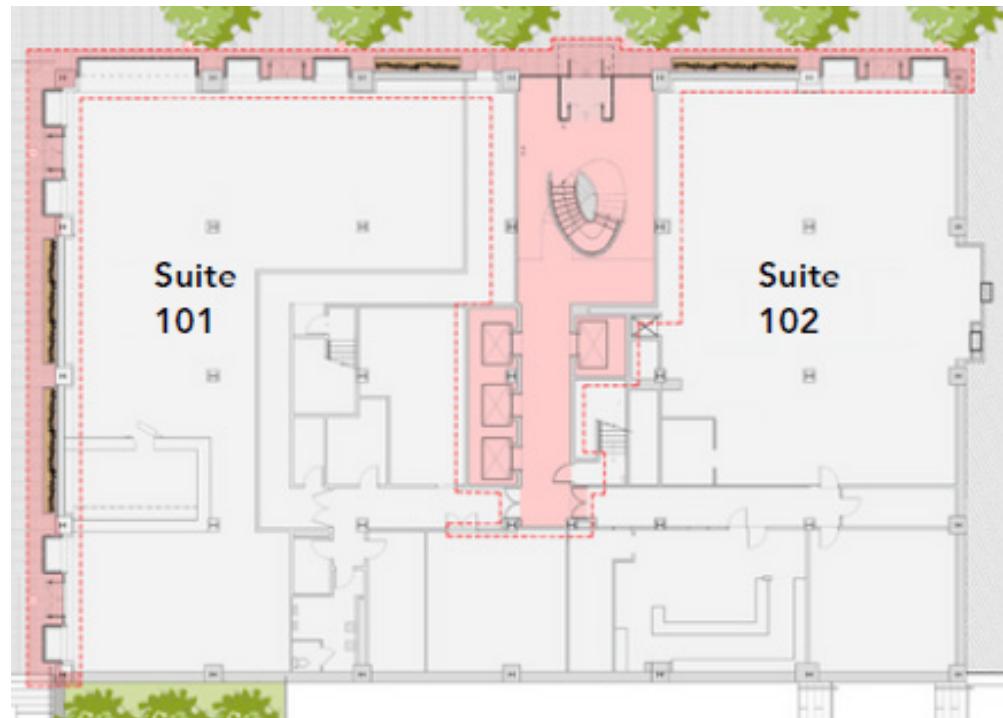
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Floor Plans

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The Vision

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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

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

Featured Tenants

WARBY
PARKER

URBAN
OUTFITTERS

FUTO

PopUp
Bagels

HYATT
PLACE

THE DOCENT'S™
COLLECTION

Fidelity
INVESTMENTS

Camden
NATIONAL BANK