

For Lease

200 MIDDLE STREET | PORTLAND, ME

OLD PORT SQ.



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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™**



Property Information

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Owner:	Cow Plaza 1 LLC
Property Management:	East Brown Cow
Lot Size:	0.556± AC
Building Size:	139,800± SF
Available Space:	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
Exterior:	Brick & steel
Electricity:	3-phase, 277/480 volts (separately metered)

Sprinkler:	Fully sprinkled
HVAC:	VAV with fan powered electric reheat
Elevator:	3 passenger, 1 freight
Signage:	Building sign and pylon throughout the site
Storage:	Available for lease with spaces (contact Broker for details)
Parking:	Spaces available for lease at Landlord's adjacent garage
Zoning:	B-3 Downtown Business
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 record-ed 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

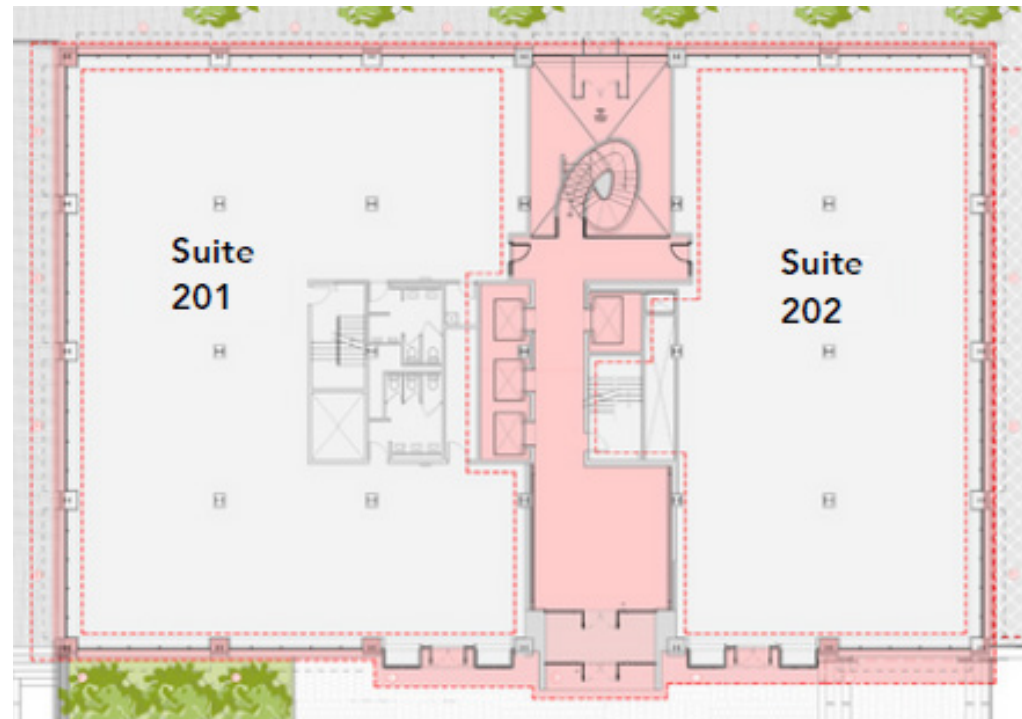
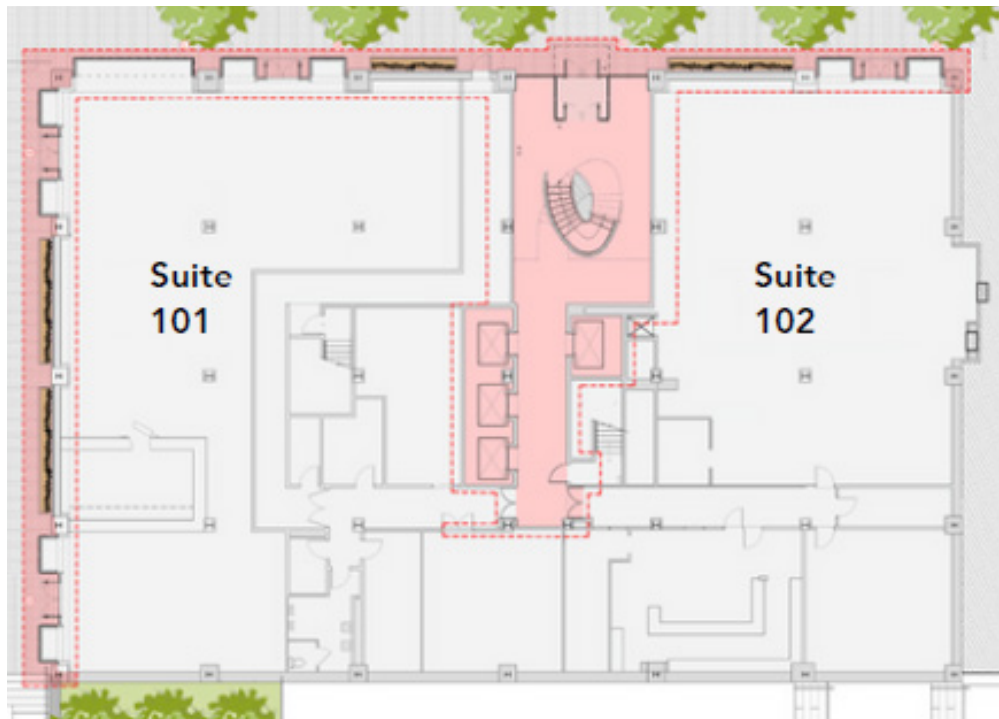
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Floor Plans

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The Vision

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The Vision OVERVIEW



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