

# FOR LEASE: OCEANFRONT OFFICE SUITE

5,278 SF 2nd Floor Office | 50 Portland Pier, Suite 200 Portland, ME 04101

- Dedicated garage parking on-site with 5 spaces
- Located on Portland's working waterfront next to Luke's Lobster
- Just steps away from Commercial St.
- Acadia Benefits and Atlantic National Trust located on upper floors
- Nine large offices all feature stunning ocean views



3D Virtual Tour



# DISCOVER YOUR DREAM OFFICE SPACE



DiMillo's  
*On the Water, Portland*

LUKE'S

Acadia  
BENEFITS

PORTLAND  
Lobster Co.

the holy  
donut

MAINE  
COMMUNITY BANK

LeRoux  
Starbucks  
J's Oyster

HARBOR FISH MARKET

SEA BAGS  
MAINE



3D Virtual Tour



## EXECUTIVE SUMMARY

Experience unparalleled waterfront office space at 50 Portland Pier, Suite 200. This **5,278 SF second-floor office** offers stunning panoramic views of Portland's vibrant working waterfront from every one of its **nine large offices**.

Located in the heart of Portland's waterfront district, this prestigious office space offers an unmatched blend of sophistication and functionality. Ideal for professional firms seeking a high-end, inspiring work environment with prime access to downtown amenities.

## PROPERTY FEATURES

- **On-Site Garage Parking** – Includes five dedicated spaces, a rare amenity in downtown Portland.
- **Breathtaking Ocean Views** – Every office overlooks the harbor, creating an inspiring and dynamic work environment.
- **Two Private Balconies** – Enjoy fresh ocean air and stunning coastal scenery.
- **Spacious Conference Room** – Perfect for meetings with clients or team collaboration.
- **Welcoming Reception Area & Kitchen** – Thoughtfully designed for comfort and convenience.
- **Private Restrooms** – Exclusive to your office for added privacy.

Square Footage	5,278 SF
Floor	2nd Floor
# of Offices	9
Private Restrooms	2
Parking	On-Site, 5 covered spaces
Views	Waterfront





# PROPERTY PHOTOS



































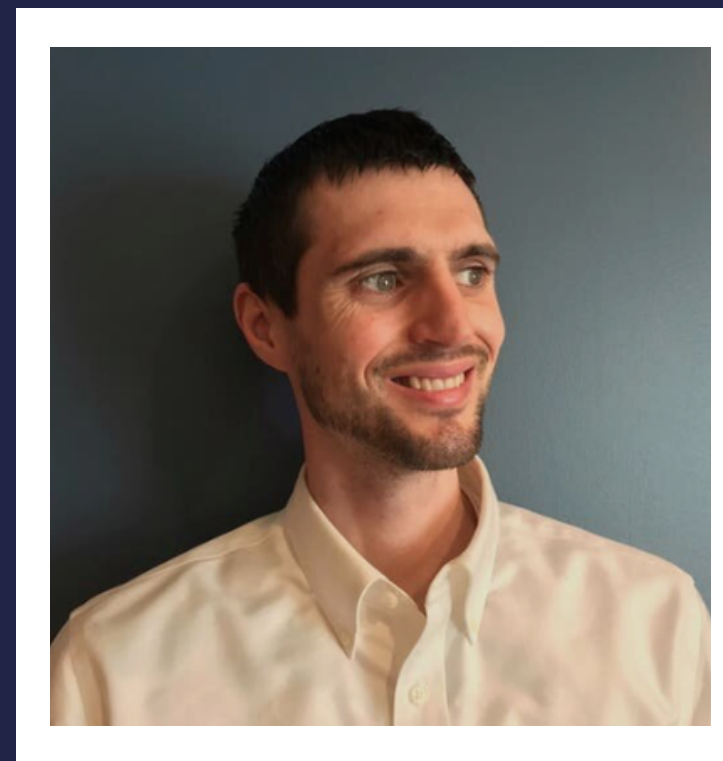


# CONTACT US TODAY



**MIKE HACKU**

617-935-5288  
MHACKU@CAPSERVICING.COM



**BEN KELLER**

207-944-6450  
BKELLER@CAPSERVICING.COM