

# For Lease 190 MIDDLE STREET | PORTLAND, ME



# OLD PORT SQ.



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## Premier Retail Space In the Heart of Portland

Formerly known as Three Canal Plaza, this 5,411± SF class A office space is centrally located to the waterfront and downtown areas. With renovations on the way, the first and second levels will be transformed into premier retail.



**EAST  
BROWN  
COW™**



# Property Information

## 190 MIDDLE STREET | PORTLAND, ME

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<b>Owner:</b>	Cow Plaza 3 LLC
<b>Property Management:</b>	East Brown Cow
<b>Lot Size:</b>	0.556± AC
<b>Building Size:</b>	65,162± SF
<b>Available Space:</b>	Suite 202: 5,411± SF
<b>Exterior:</b>	Brick and steel
<b>Elevator:</b>	2 passenger
<b>Sprinkler:</b>	Yes
<b>Electricity:</b>	3-phase, 208 volts

<b>HVAC:</b>	Gas boilers with perimeter hydronic baseboard
<b>Signage:</b>	Building sign and pylon throughout the site
<b>Storage:</b>	Available for lease with spaces (contact Broker for details)
<b>Parking:</b>	Spaces available for lease at Landlord's adjacent garage
<b>Zoning:</b>	B-3 Downtown Business
<b>Lease Rate:</b>	\$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.

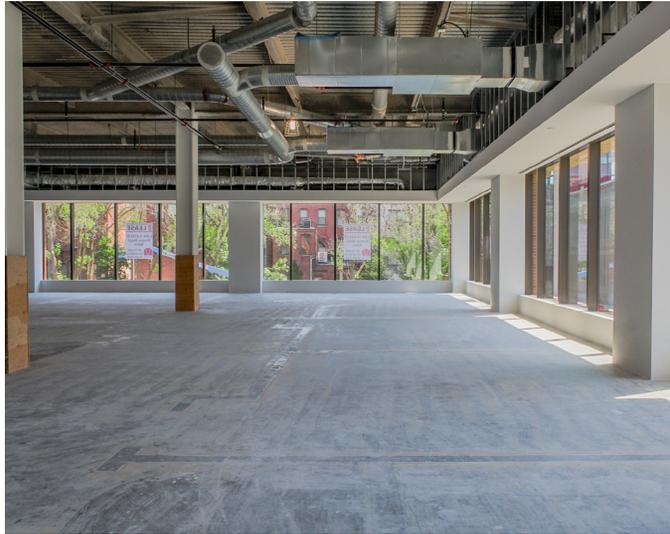


# Photos 190 MIDDLE STREET | PORTLAND, ME

OLD  
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These photos are of One Canal Plaza and are indicative of future renovations for this space.



# 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



## 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

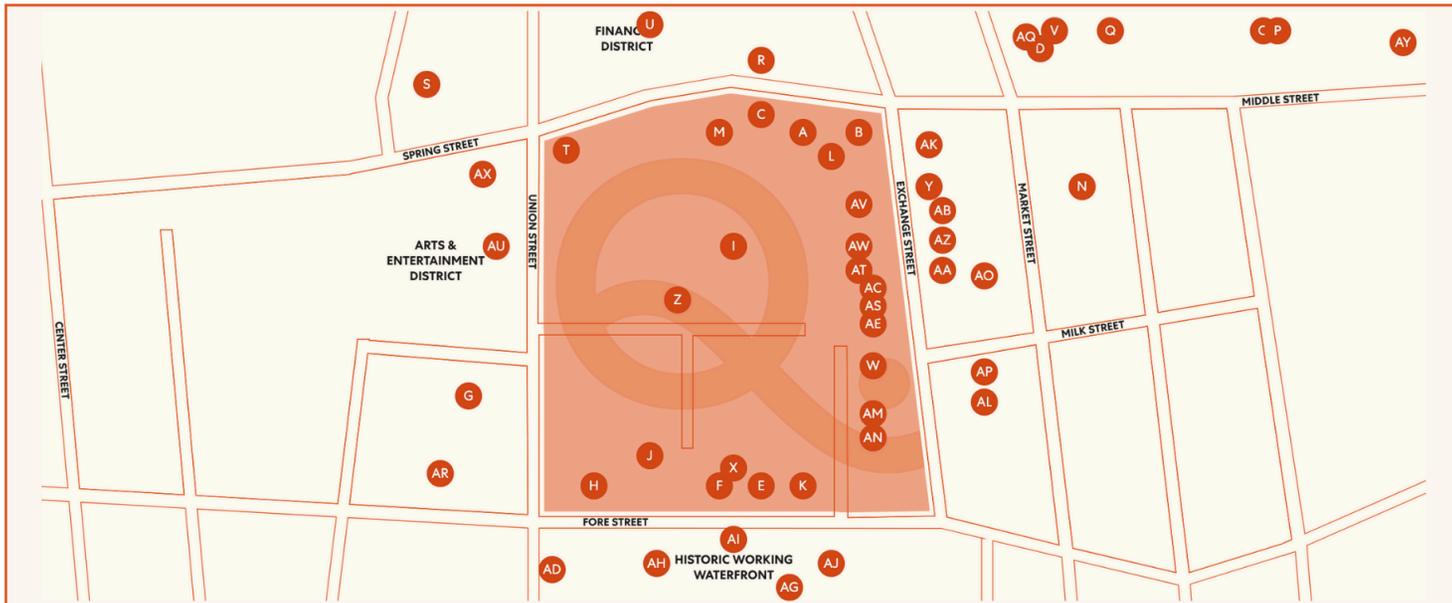
## Public Spaces

- 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	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
K Old Port Square Garage	O Judith	R Bard Coffee	Z KeyBank
	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

HYATT  
PLACE

THE DOCENT'S  
COLLECTION

Fidelity  
INVESTMENTS

Camden  
NATIONAL BANK