

FOR LEASE | OFFICE

75 Market Street | Portland, ME



## PROFESSIONAL OLD PORT OFFICE

Professional office suites available in varying sizes from 1,483± SF up to 4,968± SF

Excellent Old Port location at the corner of Market and Middle Streets across from Tommy's Park

Close to parking, restaurants, retail, and courthouse

**LEASE RATES: Up to \$26.75/SF MG**



PETER HARRINGTON

207.772.0088 D

207.318.8888 C

[peter@malonecb.com](mailto:peter@malonecb.com)

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • [malonecb.com](http://malonecb.com)

# PROPERTY SUMMARY

75 Market Street | Portland, ME



**OWNER:** Wholly Cow LLC

**DEED:** Book 24614, Page 255

**ASSESSOR:** Map 28, Block K, Lots 3-6

**LOT SIZE:** 0.234± AC

**BUILDING SIZE:** 48,912± SF

|                    |                |           |
|--------------------|----------------|-----------|
| <b>SPACE SIZE:</b> | Suite 203*:    | 2,801± SF |
|                    | Suite 301:     | 1,964± SF |
|                    | Suite 305:     | 2,866± SF |
|                    | Suite 402:     | 1,483± SF |
|                    | Suite 403:     | 1,770± SF |
|                    | Suite 404**:   | 2,418± SF |
|                    | Suite 505/507: | 3,101± SF |

**YEAR BUILT:** 1868

**STORIES:** Six (6)

**CONSTRUCTION:** Brick & stone

**ROOF:** Flat

**FLOORING:** Carpet

**CEILING HEIGHT:** 10'-14'

**LIGHTING:** Parabolic lighting fixtures throughout

**HVAC:** Heat Pump with REME Halos for improved air quality

**RESTROOM:** Two (2) in-common on each floor

**SPRINKLER:** Wet

**ELEVATOR:** Two (2)

**SIGNAGE:** Lobby directory

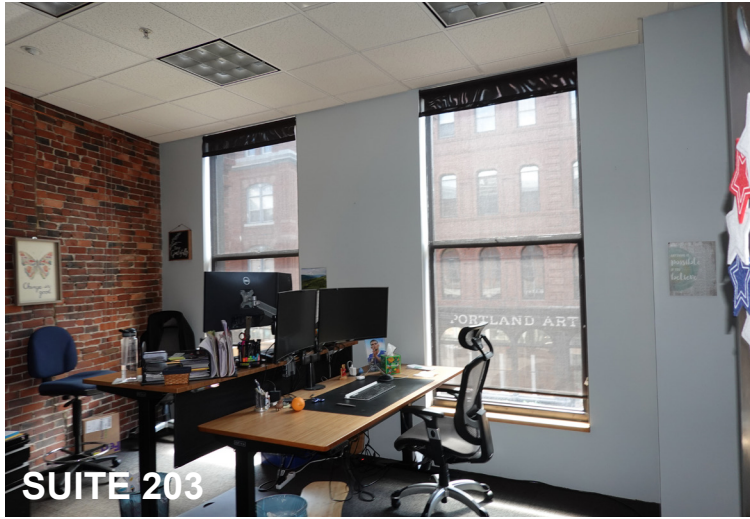
**ZONING:** B3 - Downtown Business  
PAD - Pedestrian Activities  
Overlay District

\* May be combined with Suite 211 at 66 Pearl Street for a total of 4,968± SF

\*\* Currently leased but available as a sublease or direct lease

# SECOND FLOOR

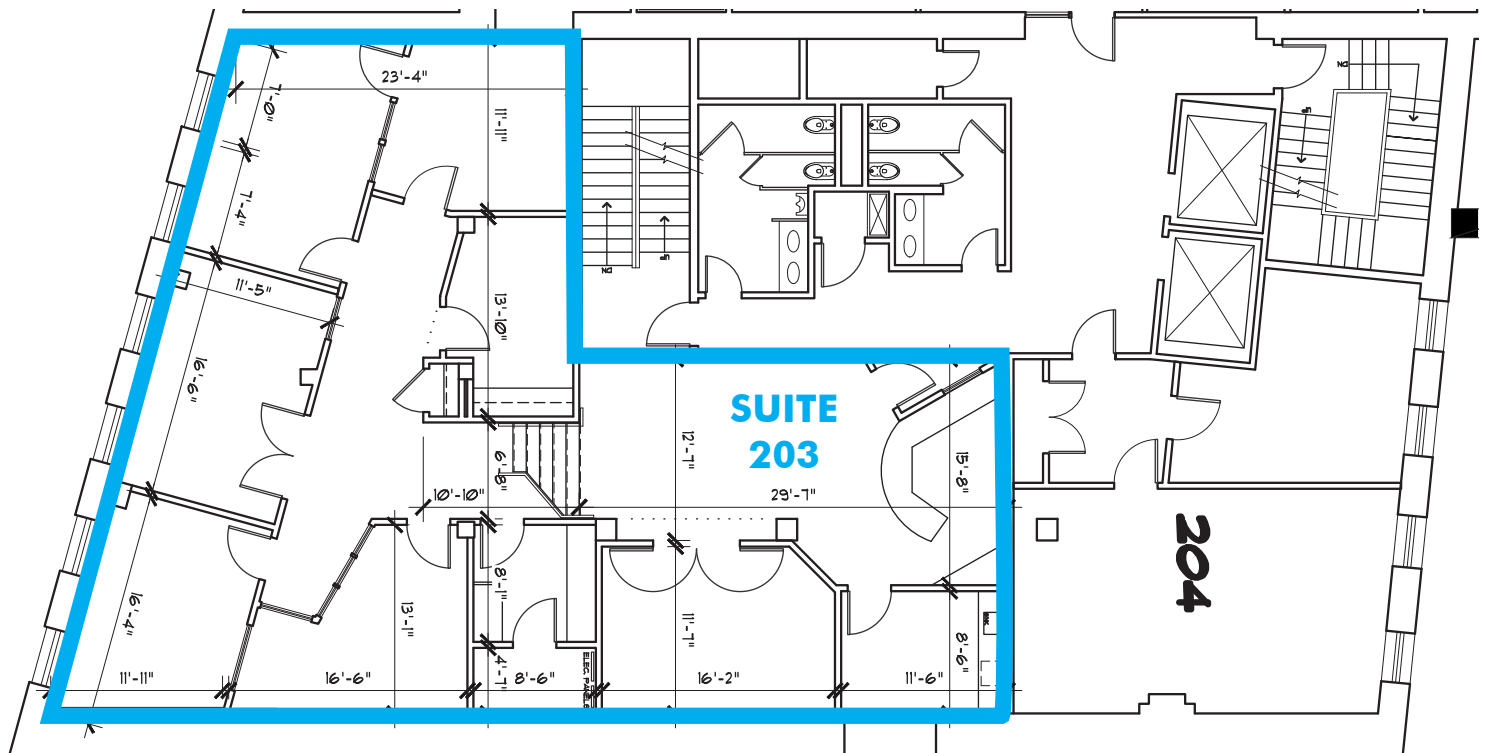
75 Market Street | Portland, ME



**2,801± SF**

Configured with seven offices, conference room,  
server room, reception/waiting area  
Restrooms shared in common with other tenants

May be combined with Suite 211 at 66 Pearl Street  
for a total of 4,968± F



# THIRD FLOOR

75 Market Street | Portland, ME

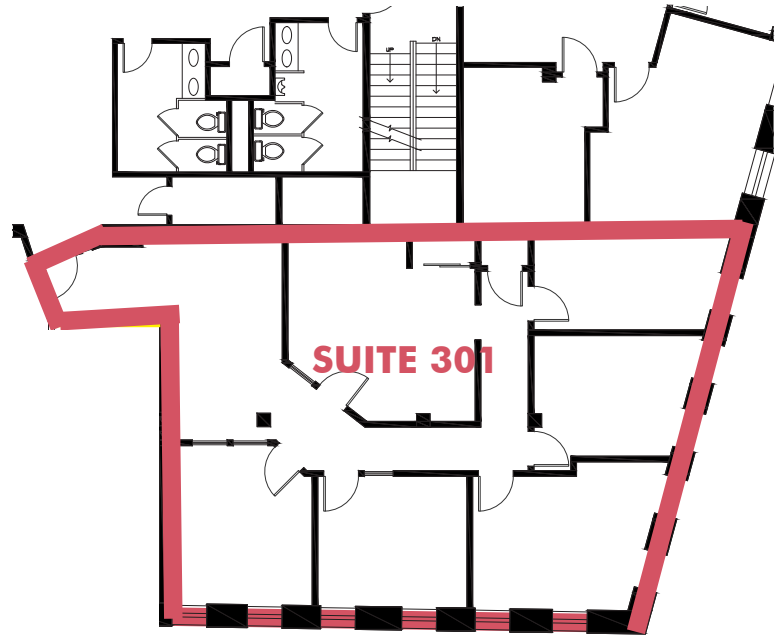


**SUITE 301**

**1,964± SF**

Configured with five offices, kitchenette/conference room, reception/waiting area

Restrooms shared in common with other tenants

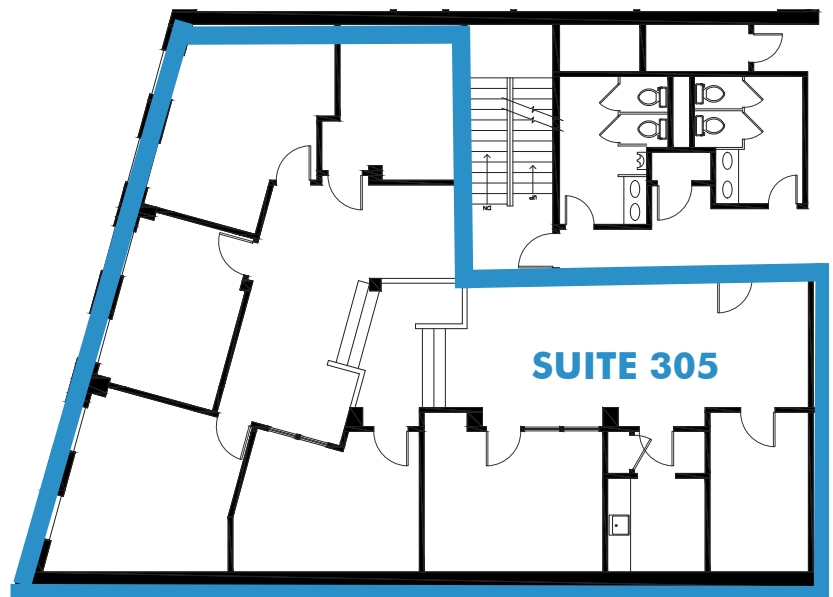


**SUITE 305**

**2,866± SF**

Configured with six offices, one conference room, kitchen, reception/waiting area

Restrooms shared in common with other tenants



# FOURTH FLOOR

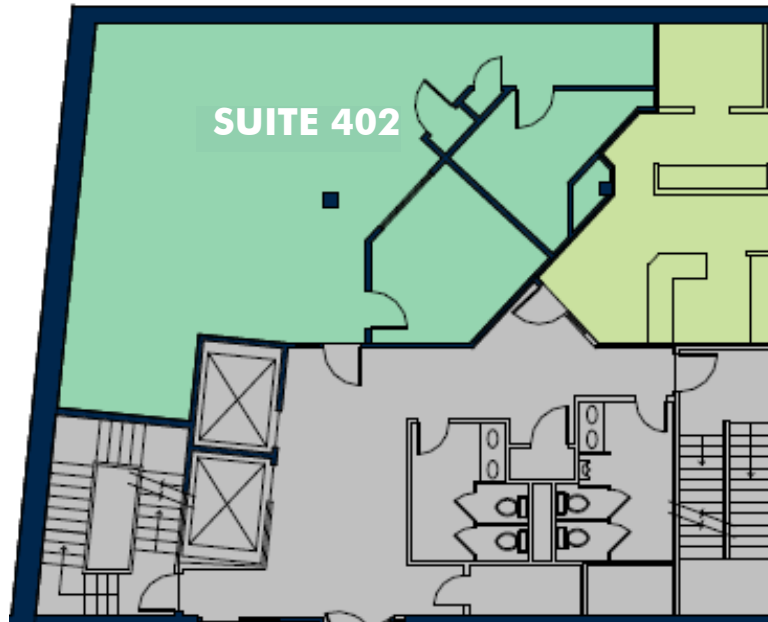
75 Market Street | Portland, ME



**1,483± SF**

Configured with two offices, open office area

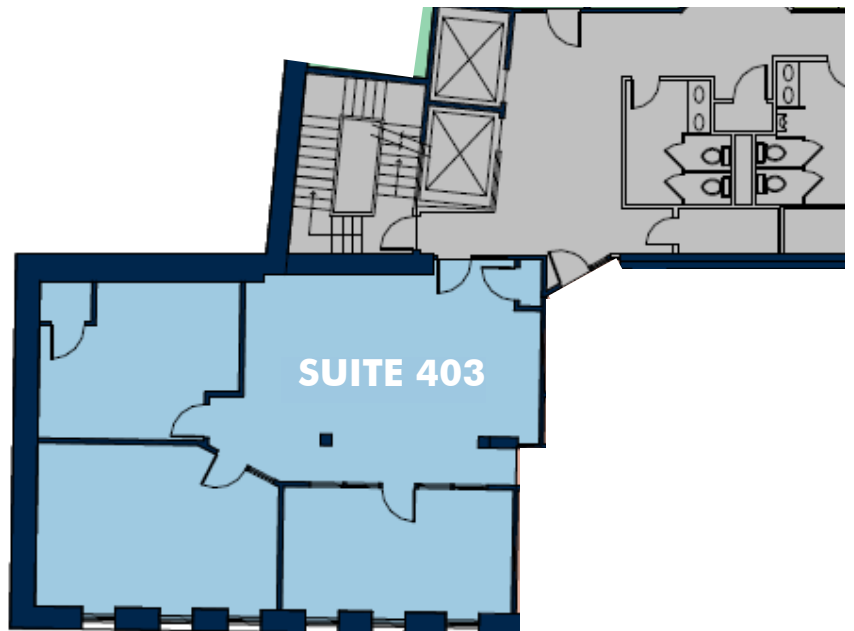
Restrooms shared in common with other tenants



**1,770± SF**

Configured with three offices, open office area

Restrooms shared in common with other tenants



# FOURTH FLOOR

75 Market Street | Portland, ME

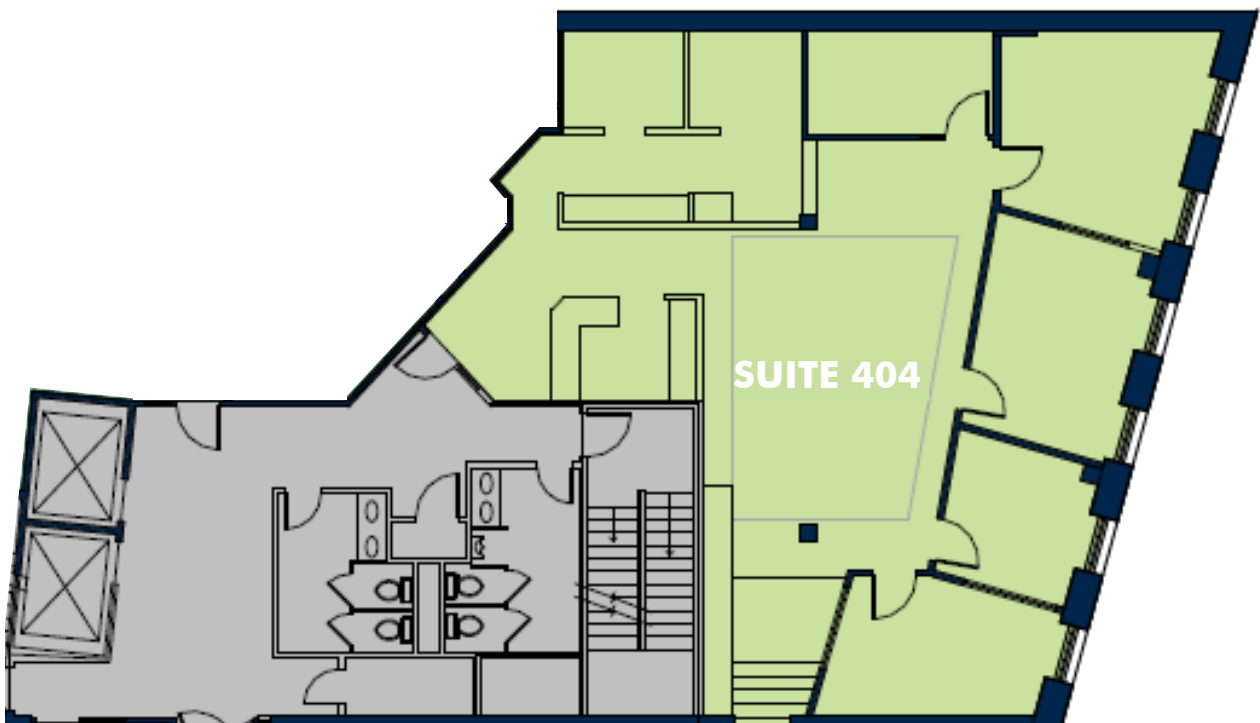


## **2,418± SF**

Configured with four offices, one conference room,  
reception area, open office area

Restrooms shared in common with other tenants

Currently leased but available as a sublease or direct lease



# FIFTH FLOOR

75 Market Street | Portland, ME



**3,101± SF**

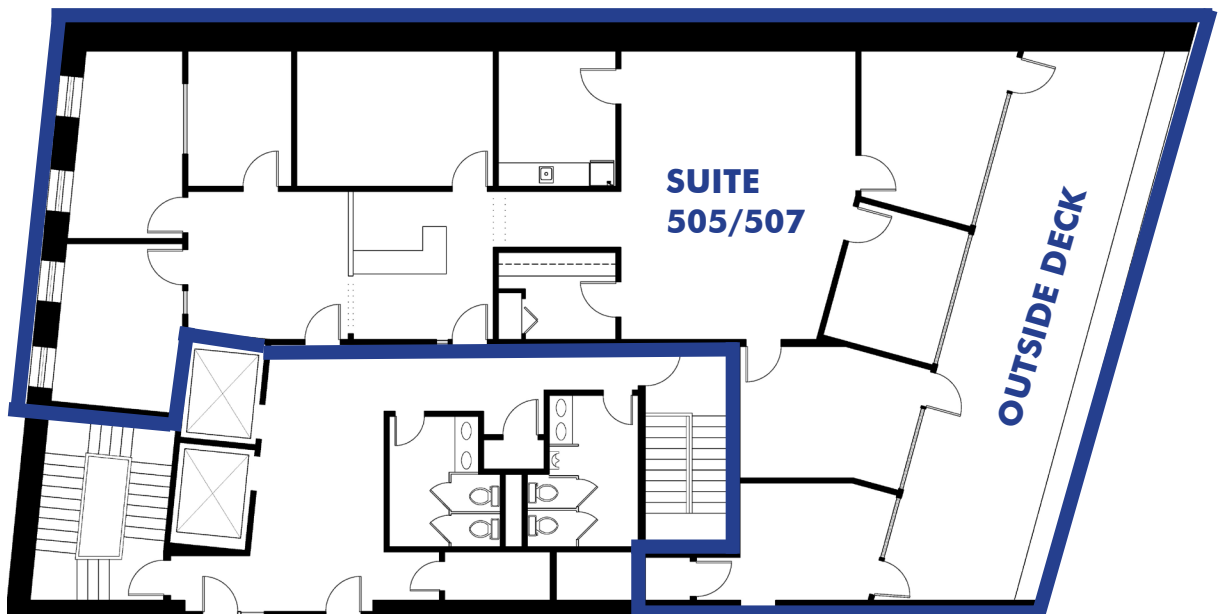
Water views

Configured with ten offices, reception area, kitchen, open office area, outside deck

Restrooms shared in common with other tenants



**SUITE 505/507**



# FOR LEASE | OFFICE SPACE

75 Market Street | Portland, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages therefrom. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



**PETER HARRINGTON**

207.772.0088 D

207.318.8888 C

[peter@malonecb.com](mailto:peter@malonecb.com)

**MALONE COMMERCIAL BROKERS**

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • [malonecb.com](http://malonecb.com)