

FOR LEASE | OLD PORT OFFICE SPACE

66 Pearl Street | Portland, ME



PROFESSIONAL OFFICE SUITES

Second and third floor office suites available

Beautiful existing spaces with quality finishes and trim throughout, room for expansion and tenant build-out

Great location in the Middle Street retail corridor

Walking distance to all Old Port amenities, parking garages/lots, restaurants, banks, shops, City Hall and the courthouse complex

LEASE RATE: \$21.75 - \$28.75/SF MG



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MALONE COMMERCIAL BROKERS

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PROPERTY SUMMARY

66 Pearl Street | Portland, ME



OWNER: Leader Properties LLC

DEED: Book 18391, Page 314

ASSESSOR: Map 28, Block K, Lot 2

LOT SIZE: 0.564± AC

BUILDING SIZE: 54,400± SF

YEAR BUILT: 1900

CONSTRUCTION: Brick & stone

FLOORING: Hardwood, tile & carpet mix

CEILING HEIGHT: 12'±

LIGHTING: Parabolic

HVAC: Gas-fired heat/electric A/C
HVAC safety upgrades with maximum increase in fresh air, MERV 13 filter upgrades & REME Halos for ionization upon air release by units

UTILITIES: Municipal water & sewer

RESTROOM: Common area restrooms

SPRINKLER: Wet system

ELEVATOR: Yes

SIGNAGE: Directory board in lobby across from elevator

PARKING: Some on-site parking available

ROAD FRONTAGE: 138'±

ZONING: B3 - Downtown Business
PAD - Pedestrian Activities Overlay

SUITE 202

SIZE: 2,874± SF

LAYOUT: 8 offices, conference room, reception & kitchen

LEASE RATE: \$21.75/SF MG

SUITE 212

SIZE: 3,824± SF

LAYOUT: Open, ready for configuration, building standard finishes

LEASE RATE: \$21.75 - \$28.75/SF MG

SUITE 211

SIZE: 2,167± SF

LAYOUT: Eight offices, reception area, open work space, and storage

LEASE RATE: \$24.75/SF MG

NOTES: May be combined with Suite 203 at 75 Market Street for a total of 4,968± SF

SUITE 202/212

SIZE: 6,698± SF

LAYOUT: Two suites combined

LEASE RATE: \$21.75 - \$23.75/SF MG

SUITE 324

SIZE: 2,831± SF*

LAYOUT: Six offices, conference room, reception & open area

LEASE RATE: \$21.75/SF MG (dependent on tenant improvements & term)

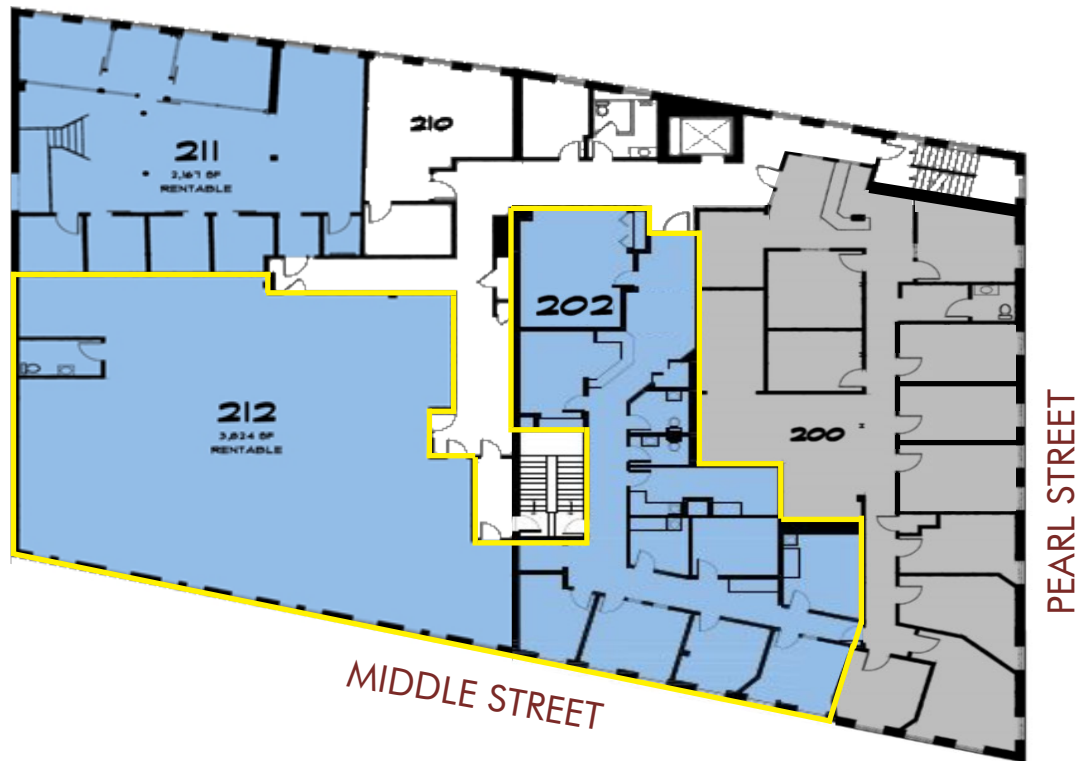
*Currently leased but available as a sublease or direct lease

FLOOR PLANS

66 Pearl Street | Portland, ME



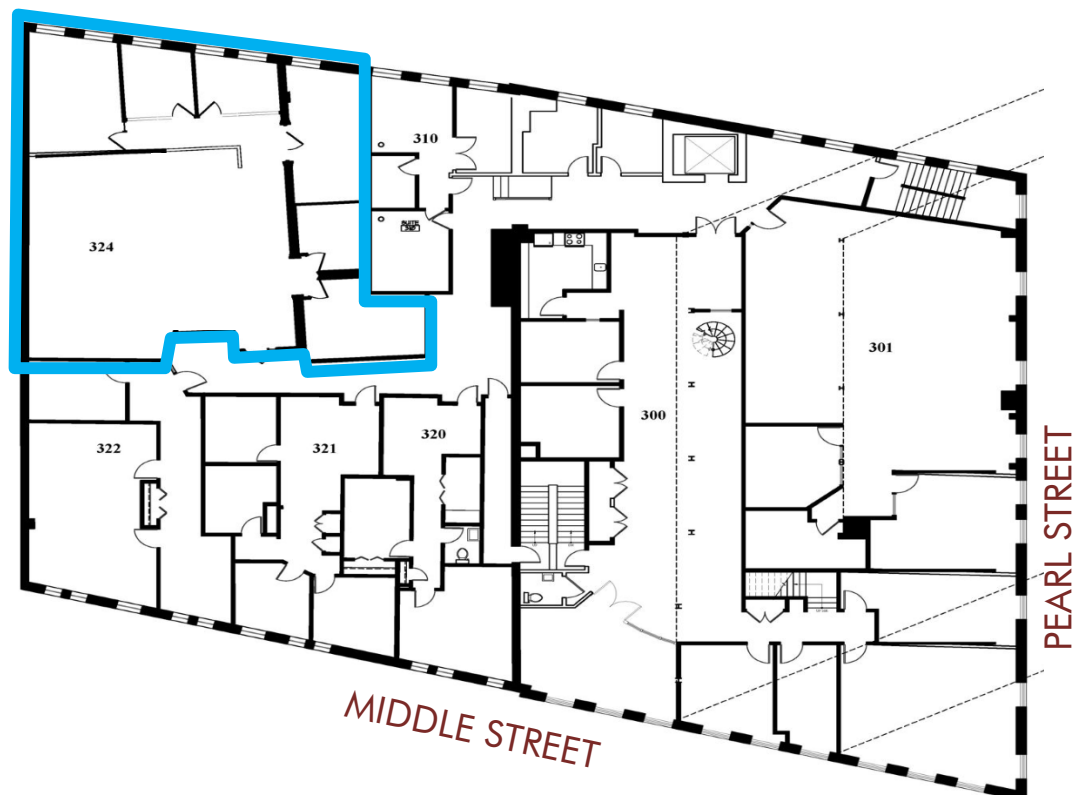
2nd FLOOR



3rd FLOOR

Suite 324

Currently leased
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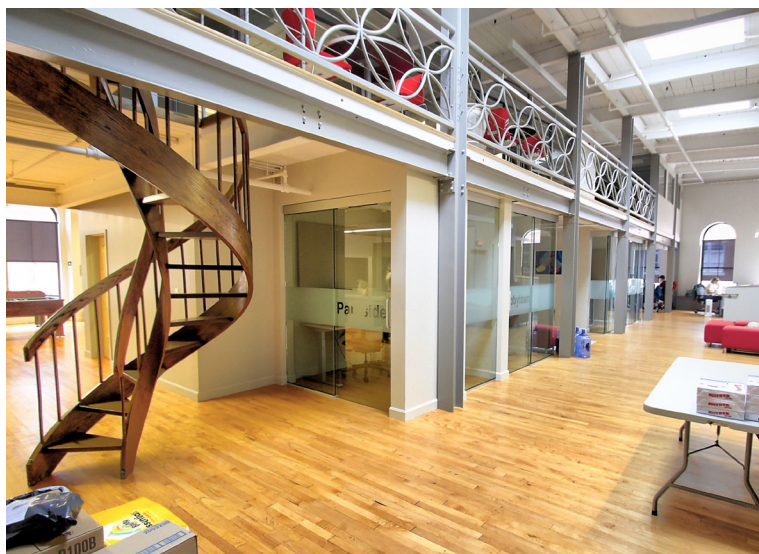


SUITES 300, 301, 320, 321, 322

SIZE: 11,502± SF

LAYOUT: Several offices, conference room, shared work space and open work space, large kitchen/breakspace

LEASE RATE: \$24.75/SF MG

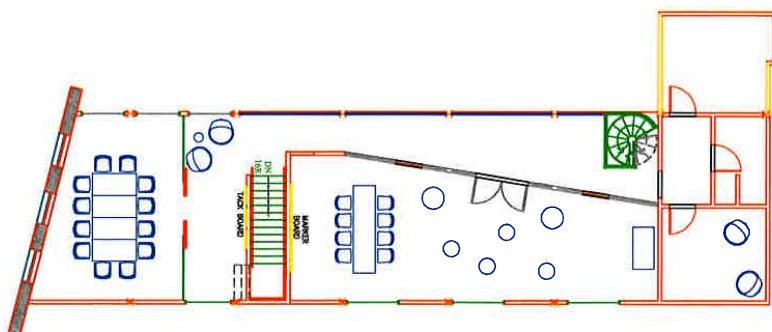


FLOOR PLANS

66 Pearl Street | Portland, ME



2nd FLOOR



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Data SIO, NOAA, U.S. Navy, NGA, GEBCO

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