COMPASS
COMMERCIAL BROKERS

144 FORE STREET IN PORTLAND

is known as the Eastport Collective and offers a dynamic retail and office destination located in Portland's fastest growing district—the Eastern Waterfront. The property is surrounded by a strong mix of local and national retailers, restaurants, office users, and hotels, which generates significant daily foot and vehicular traffic. The property also benefits from close proximity to Portland's cruise ship terminals, driving strong seasonal tourism throughout the summer months. Planned building renovations are scheduled to be completed in Summer 2026, further enhancing the property's appeal. Join many eclectic mix of surrounding tenants that contribute to the continued growth and energy of the Eastern Waterfront.

STEVE BAUMANN | PRESIDENT & CEO
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CLASS A RETAIL | OFFICE SPACE FOR LEASE



THE EASTPORT COLLECTIVE IN EASTERN WATERFRONT

144 FORE STREET | PORTLAND | MAINE | 04101

SPECIFICATIONS



144 FORE STREET | PORTLAND| MAINE | 04101

OWNERSHIP:

The property is owned by 144 Fore Street, LLC

PROPERTY FEATURES

YEAR BUILT:	2026 (Fully Renovated)
ZONING:	RC
PARKING:	Ample on site parking
BUILDING SIZE:	67,179+/- sf
ACREAGE:	1.54+/- acres

AVAILABILITIES



OFFICE AND RETAIL SPACES AVAILABLE:

SQUARE FOOTAGE:	3,544+/- SF
LEASE RATE:	$ 20.00-$25.00|PSF NNN
LOCATION:	1st Floor	Suite D

SEE NEXT PAGE FOR FLOOR PLANS OF AVAILABLE SPACES

SUITE D IS LAST REMAINING UNIT | ALL OTHER SPACES ARE LEASED

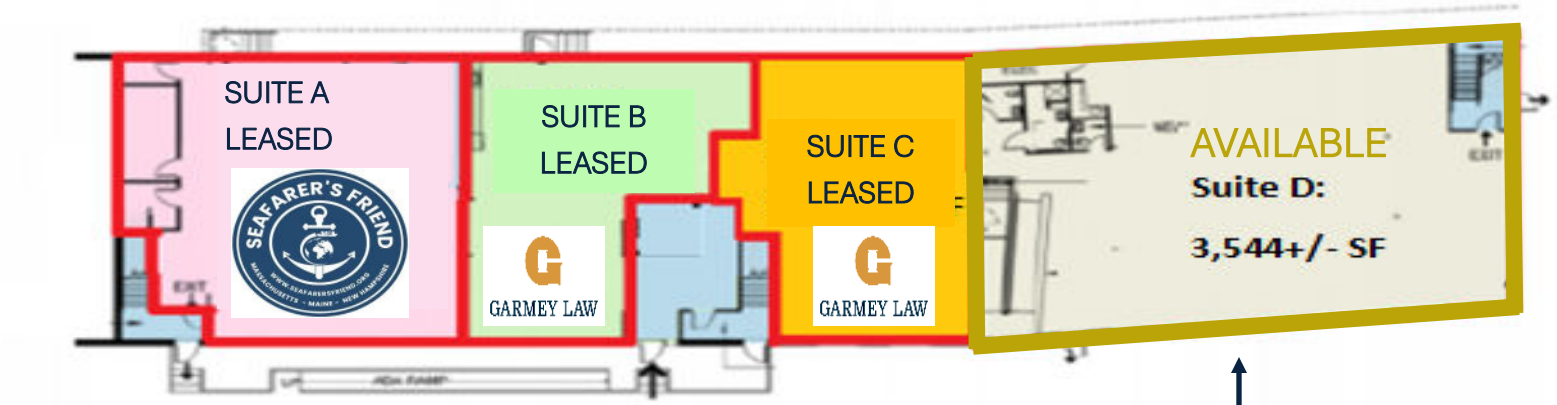


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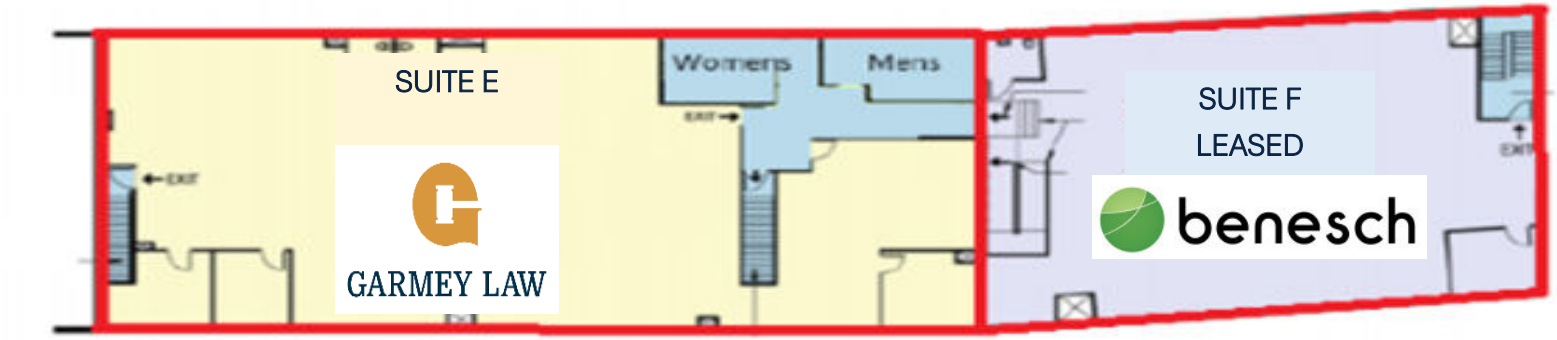
FLOOR PLANS

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SUITE D | LAST REMAINING UNIT

1st & 2nd FLOOR PLANS | SUITES A-F | CURRENT AVAILABILITIES



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LOCAL TENANT MIX

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AMENITIES



DEMOGRAPHICS



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PROPERTY AMENITIES

The property is situated in the Eastern Waterfront district offering immediate access to Portland's top restaurants, breweries, and waterfront amenities with strong pedestrian traffic and excellent walkability. Close to both I-295 and I-95 connector as well as Portland Jetport. Surrounding users such as WEX, Madrid's, Thames Landing, The AC Hotel, The Roux Institute, Covetrus, The Drift Collective, Fish and Bone, Angoor Wine Bar, Navis Café, Brickyard Hollow, Moss Galleries, Micucci's Grocery, and Dok Mali contribute to the continued growth and energy of the Eastern Waterfront just minutes from downtown Portland.

POPULATION:	69,911 (2025)
AVERAGE GROWTH:	2.2% (2020-2025)
HOUSEHOLDS:	32,965 (2020-2024)
MEDIAN HOME VALUE:	$ 489,600 (2020-2024)
MEDIAN INCOME:	$ 79,540 (Household)
MEDIAN AGE:	37.8 Years
LAND AREA:	21.54+/- Miles

Portland is located in Cumberland County and is part of the Greater Portland area including South Portland, Westbrook and other communities.

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CLASS A RETAIL | OFFICE SPACE FOR LEASE

LEASING CONTACTS



CLASS A RETAIL | OFFICE SPACE FOR LEASE

LEASING REPRESENTATIVES

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TO VIEW FROM WEBSITE SCAN QR CODE

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