



RETAIL/OFFICE FOR LEASE

144 Fore Street, Portland ME

INTRODUCING: THE EASTPORT SHOPS

DYNAMIC RETAIL & OFFICE ON PORTLAND'S EASTERN WATERFRONT



Property Description:

Lease Rate:

RETAIL: \$20.00-\$25.00 PSF NNN

OFFICE: \$17.50-\$21.00 PSF NNN

Available Space:

1,527-18,279+/- SF

We are pleased to present The Eastport Shops, 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, generating significant daily foot and vehicular traffic. The building 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 commence and be completed in Summer 2026, further enhancing the property's appeal. 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, Mesa Grande Taqueria, Navis Café, Brickyard Hollow, Moss Galleries, Micucci's Grocery, and Dok Mali contribute to the continued growth and energy of the Eastern Waterfront.

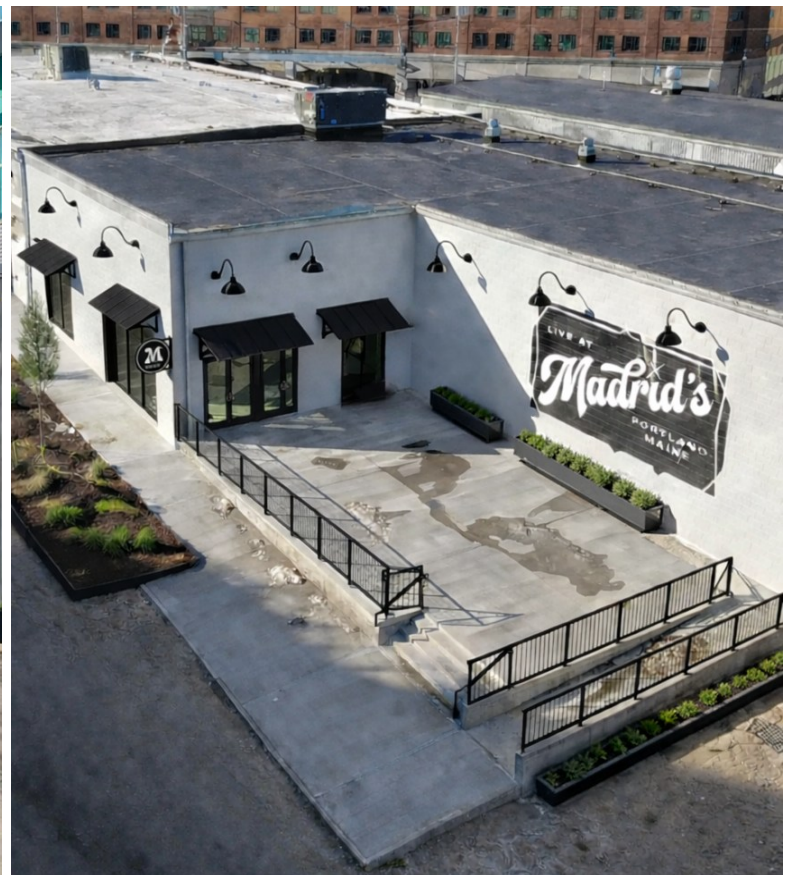
- **Property Address:** 144 Fore St. Portland, ME 04101
- **Owner:** 144 Fore St. LLC
- **Zoning:** B6
- **Year Built:** 1963
- **Building Size:** 19,500 +/- SF
- **No. of Stories:** Two (2)
- **Utilities:** Public water and sewer
- **Parking:** Available / See broker
- **NNN:** \$5.75
- **Available Space:** 1,527-18,279+/- SF

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Renderings

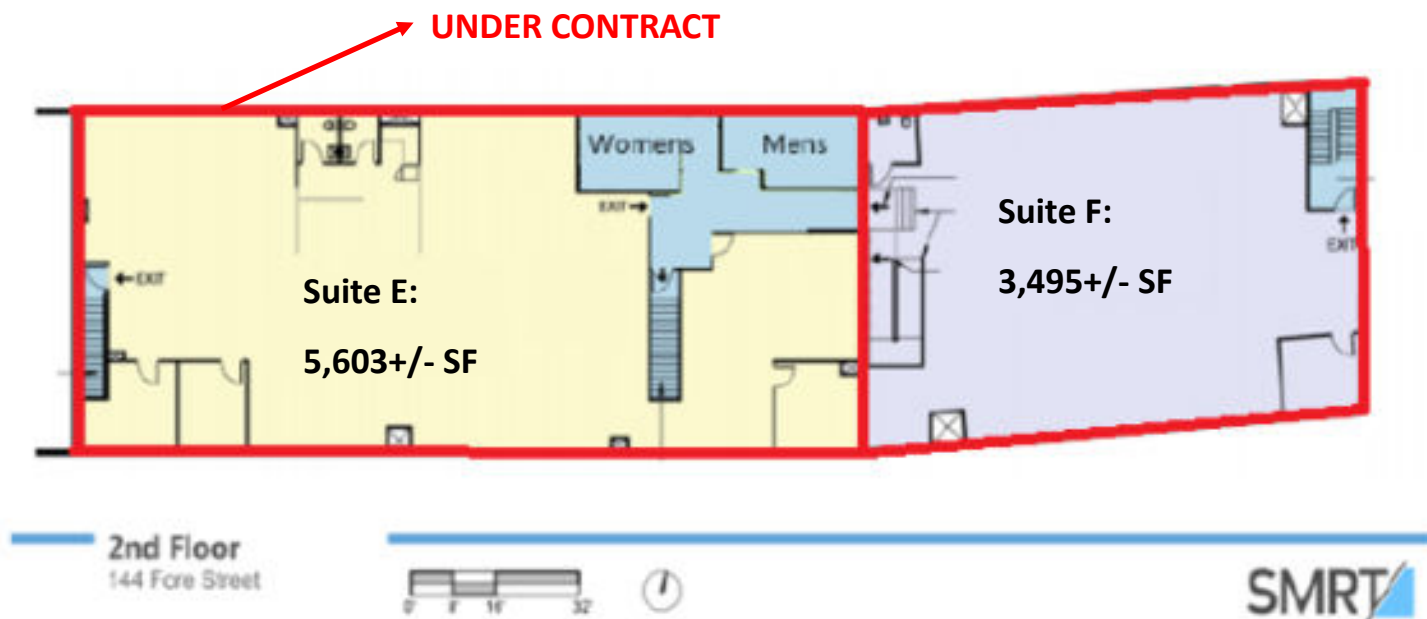
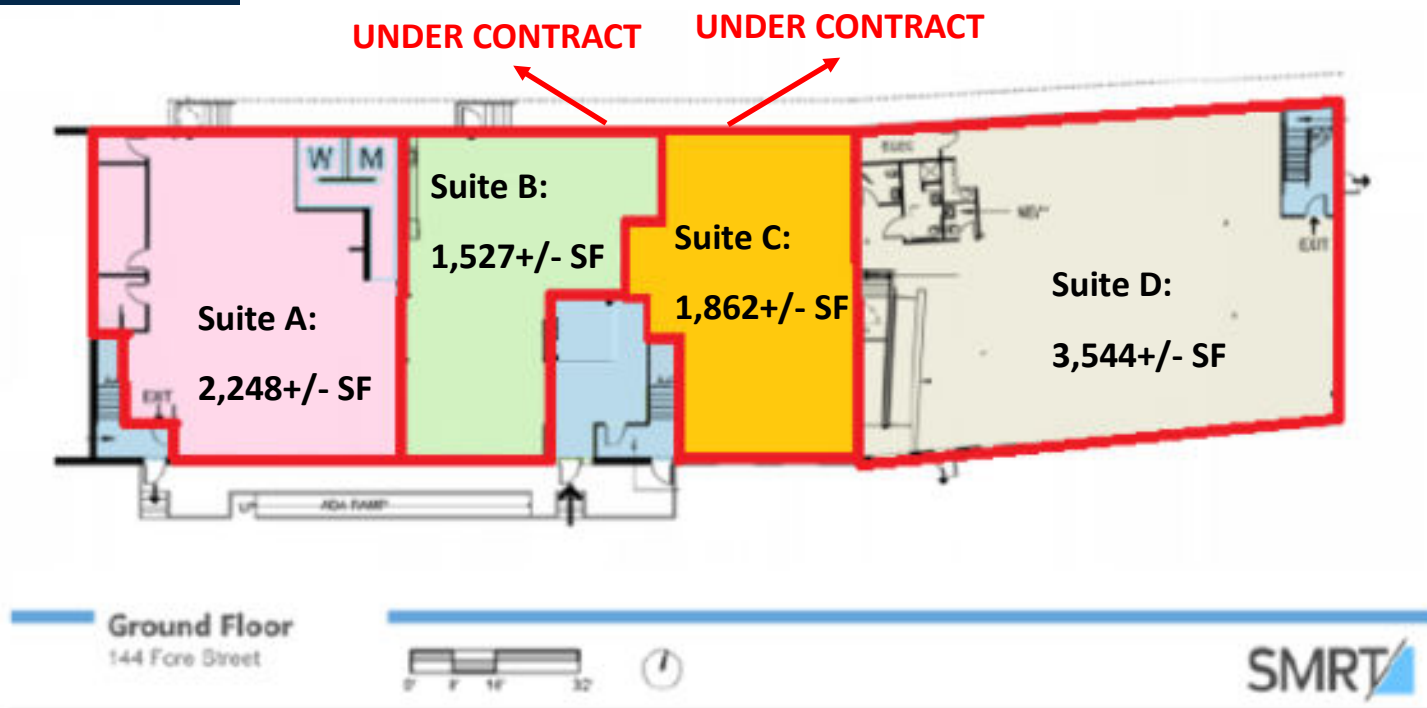
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Floorplan

144 Fore Street, Portland ME



Suite A: 2,248+/- SF

Suite D: 3,544+/- SF

Suite B: 1,527+/- SF **U/C**

Suite E: 5,603+/- SF **U/C**

Suite C: 1,862+/- SF **U/C**

Suite F: 3,495+/- SF

AREA MAP

144 Fore Street, Portland ME

