



# OFFICE FOR LEASE

## 144 Fore Street, Portland ME



### Property Description:

**Lease Rate:**  
\$17.50 - \$21.00 PSF NNN

**Available Space:**  
2,000-19,000± Contiguous SF

144 Fore Street is perfectly positioned in the vibrant Eastern Waterfront of Portland, making it an ideal choice for flexible office and retail space. Previously home to tenants such as SMRT and The Form Lab, the two-story building features water views, private offices, open areas, and retail potential. Planned renovations will enhance both the interior and exterior, catering to a diverse range of potential tenants. The location is within close proximity to major companies such as WEX, Covetrus, Woodard & Curran, and the Roux Institute, as well as Elizabeth Moss Galleries and Fore Points Marina. With excellent visibility and situated in a rapidly growing area, 144 Fore Street presents an attractive opportunity for businesses seeking office or retail space in Portland's East End.

- **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
- **Lease Rate:** \$17.50 - \$21.00 PSF NNN
- **Available Space:** 2,000 - 19,000 +/- Contiguous SF

**Steve Baumann**  
**President . CEO**  
**241 US Route One**  
**4th Floor**  
**Falmouth, Maine 04105**  
**O . 207.253.1781**  
**C . 207.831.4063**  
**E . sbaumann@compass-cb.com**  
**W . www.compass-cb.com**



**COMPASS**  
COMMERCIAL BROKERS

# Interior Photos

## 144 Fore Street, Portland ME





**COMPASS**  
COMMERCIAL BROKERS

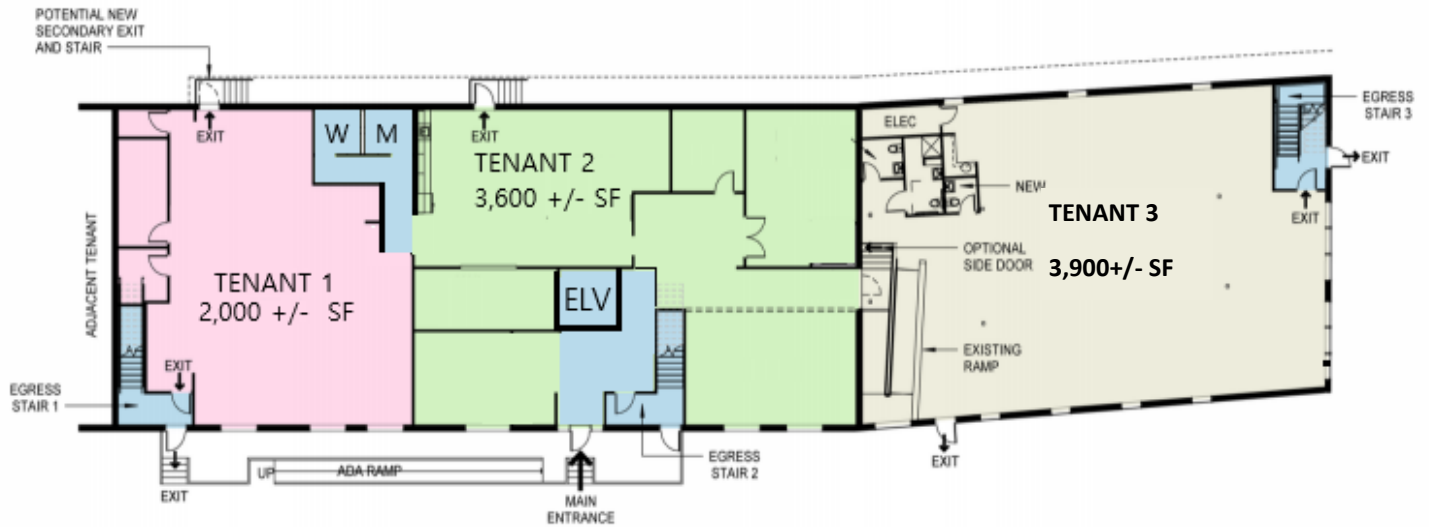
# Additional Photos

## 144 Fore Street, Portland ME



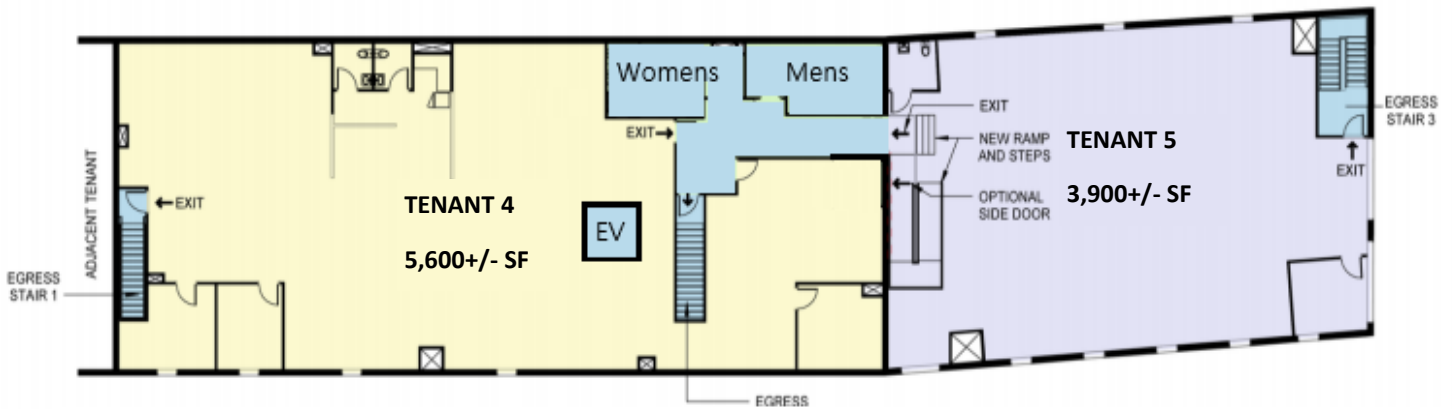
# Floorplan

## 144 Fore Street, Portland ME



### Ground Floor

144 Fore Street



### 2nd Floor

144 Fore Street





# Population Data

## 144 Fore Street, Portland ME

