



RETAIL/FLEX SPACE FOR LEASE

144 Fore Street, Portland ME



SOUTH WING:

Available Space:

1,560-11,560± of Contiguous Space

Lease Rate:

\$21.00 - \$35.00 PSF NNN

144 Fore Street offers up to 11,560± SF of versatile retail, medical, office, and venue space in one of downtown Portland's fastest-growing areas. The building is ideal for a variety of uses, including restaurants, bars, art galleries, cafés, and breweries. The front section of the building is currently laid out for medical & traditional office space (Units: 1, 2, & 3). The building can be subdivided into separate units, with the potential for outdoor seating, making it a flexible option for different tenants. Located near WEX, the Roux Institute, Covetrus, and the new Sun Life building, this space is part of Portland's revitalized seaport, which has attracted thriving corporate leaders and top-notch dining establishments. Don't miss the opportunity to be at the center of it all!

- **Property Address:** 144 Fore St. Portland, ME 04101
- **Owner:** 144 Fore St. LLC
- **Zoning:** B6
- **Year Built:** 1963
- **Building Size:** 43,120
- **No. of Stories:** One
- **Utilities:** Public water and sewer
- **Parking:** Available / See broker
- **NNN:** \$5.75
- **Available Space:** 1,560-11,560 +/- SF
- **Lease Rate:** \$21.00-\$35.00 NNN (Smaller units denote a higher price per SF).

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Rendering & Photo

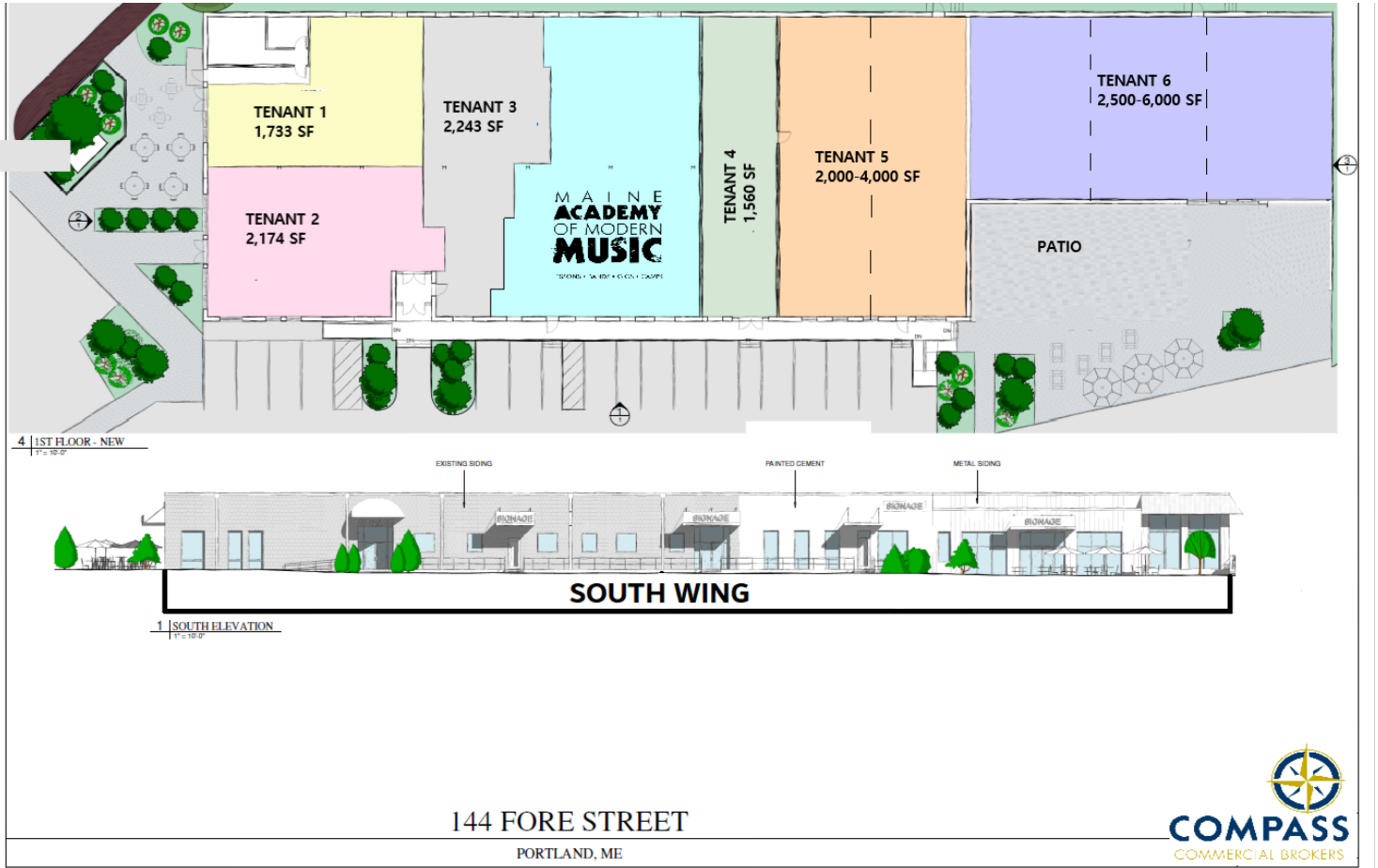
144 Fore Street, Portland ME





Building Plan

144 Fore Street, Portland ME



Space 1:	1,733 +/- SF
Space 2:	2,174 +/- SF
Space 3:	2,243 +/- SF
Space 4:	1,560 +/- SF
Space 5:	2,000 - 4,000 +/- SF (Subdividable)
Space 6:	2,500 - 6,000 +/- SF (Subdividable)

Units: 1 & 2.	3,907 +/- SF
Units: 1, 2, & 3.	6,150 +/- SF
Units: 4 & 5.	5,560 +/- SF
Units: 5 & 6.	10,000 +/- SF
Units: 4, 5, & 6.	11,560 +/- SF

Lease Rates: \$21.00 - \$35.00 PSF NNN
(Smaller units denote a higher price PSF)



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Building Plan

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Population Data

100 Fore Street, Portland ME

