



**COMPASS**  
COMMERCIAL BROKERS

# OFFICE FOR LEASE

144 Fore Street (South Wing), Portland, ME



## SOUTH WING:

**Lease Rate: \$18.00-\$30.00 PSF NNN**

**Available Space: 1,560—4,283± SF**

144 Fore Street offers 1,560—4,238 ± SF of medical office/office space in one of the fastest growing areas of downtown Portland, the Eastern Waterfront. In its current configuration, this space is ideally suited for medical users, but can easily be converted traditional office space. Portland's Eastern Waterfront is home to thriving corporate leaders, tech startups, and top notch restaurants such as WEX, The Roux Institute, HighByte, Covetrus, Thames Landing, Moss Galleries, Angoor Wine Bar, Mesa Grande Taqueria, Navis Café, Benkay, and Sun Life. Don't miss this final opportunity to be located in the center of it all.

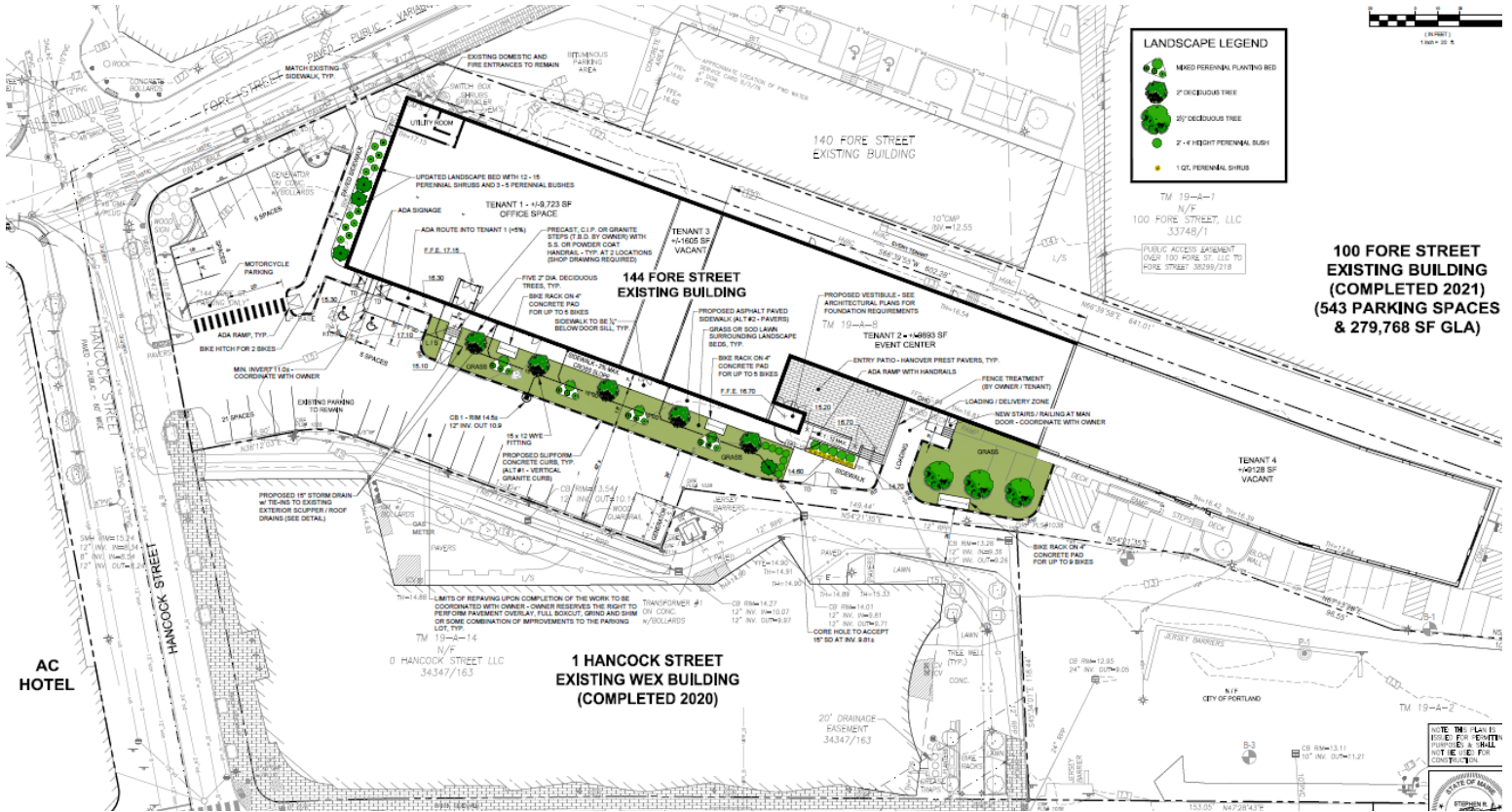
- **Property Address:** 144 Fore St. Portland, ME 04101
- **Year Built:** 1963
- **Parking:** Available / See broker
- **Owner:** 144 Fore St. LLC
- **Building Size:** 43,120
- **NNN's:** \$4.01 PSF
- **Zoning:** B6
- **No. of Stories:** One
- **Available Space:** 1,560—4,283+/- SF
- **Utilities:** Public water and sewer

**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**



# Floorplan & Site Plan

144 Fore Street (South Wing), Portland, ME



MECHANICAL ROOM

AVAILABLE

4,283+/- SF

MAINE

ACADEMY

OF MODERN

MUSIC

LESSONS • BANDS • GIGS • CAMPS

AVAILABLE 1,560+/- SF



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# North Wing Renderings

144 Fore Street (South Wing), Portland, ME

These renderings depict the exterior renovations/upgrades to the North Wing of the building slated to begin Summer 2026.





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# Area Map

144 Fore Street (South Wing), Portland, ME

