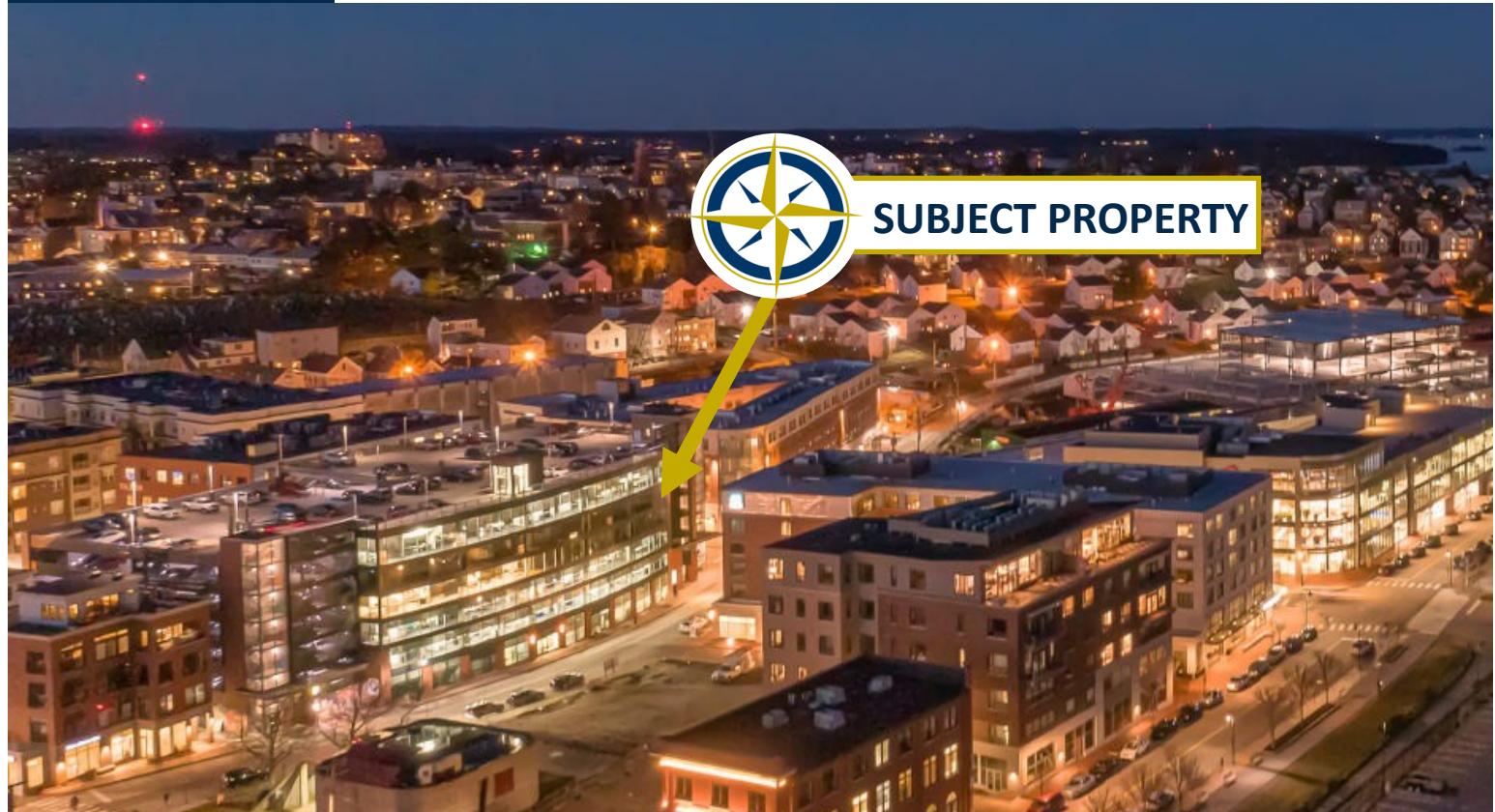




# OFFICE FOR LEASE

## 163 FORE STREET, PORTLAND, ME 04101



### Property Description:

#### Available Space:

3rd Floor: 1,200-2,618+/- SF

5th Floor: 1,200+/- SF

#### Lease Rate:

\$23-\$26 PSF NNN

Compass Commercial Brokers is pleased to offer 3rd and 5th-floor office space for lease at 163-167 Fore Street. This premier six-story office building overlooks Portland's waterfront, offering a unique opportunity in one of the city's most vibrant and rapidly developing areas. Located at the corner of Fore and Hancock Streets, the property features creative office layouts in an exceptional location. Ample parking is available in nearby lots, garages, and on-street spaces. Situated between multiple national and local retailers, office users, and top notch restaurants such as WEX, Covetrus, Angoor Wine Bar, Moss Galleries, Thames Landing, Navis Café, Mesa Grande Taqueria, Coldwell Banker, and many more, this is the ideal location for your office use.

<ul style="list-style-type: none"><li><b>Property Address:</b> 163 Fore Street, Portland, ME</li><li><b>Owner:</b> 167 Fore Street LLC</li><li><b>Year Built / Renovated:</b> 2018</li><li><b>Zoning:</b> RC</li><li><b>Lot Size</b> .0966+/-</li></ul>	<ul style="list-style-type: none"><li><b>Construction:</b> Steel &amp; glass</li><li><b>Utilities:</b> Natural gas fired HVAC</li><li><b>Parking:</b> On-site</li><li><b>Elevator:</b> One (1)</li><li><b>On-site Amenities:</b> Water views, state of the art construction</li></ul>	<ul style="list-style-type: none"><li>and design, energy efficient spaces</li><li><b>Area Amenities:</b> Close to hotels, parking, shopping, and top restaurants</li><li><b>NNN's:</b> Est. \$3.95</li></ul>	<p><b>Steve Baumann</b> <b>President . CEO</b> <b>241 US Route One</b> <b>4th Floor</b> <b>Falmouth, Maine 04105</b> <b>O . 207.253.1781</b> <b>C . 207.831.4063</b> <b>E . <a href="mailto:sbaumann@compass-cb.com">sbaumann@compass-cb.com</a></b> <b>W . <a href="http://www.compass-cb.com">www.compass-cb.com</a></b></p>
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# Interior Photos

163 FORE STREET, PORTLAND, ME 04101





# Interior Photos

163 FORE STREET, PORTLAND, ME 04101



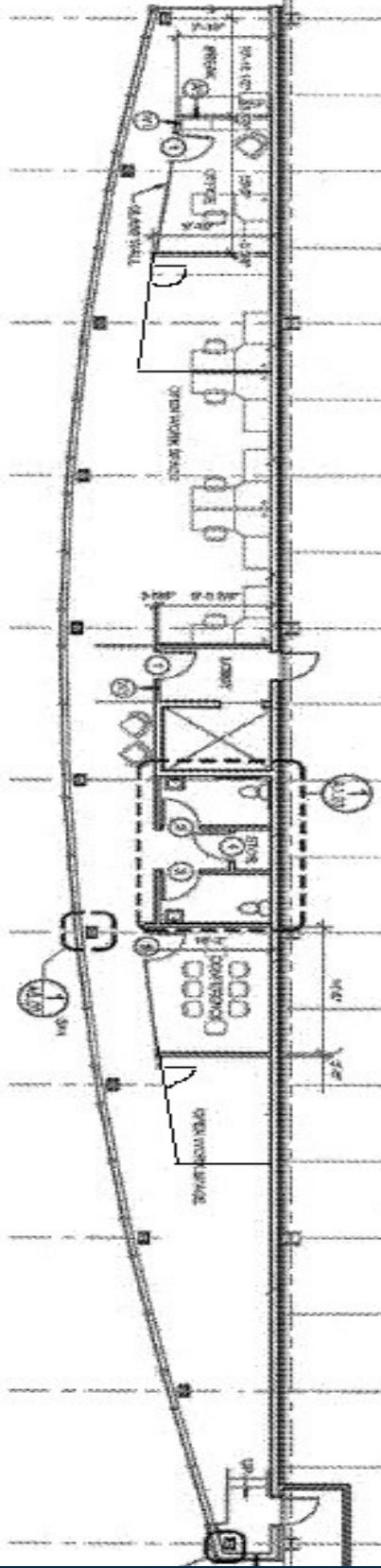


# 3rd Floor Floorplan

163 FORE STREET, PORTLAND, ME 04101

Fore Street

Parking





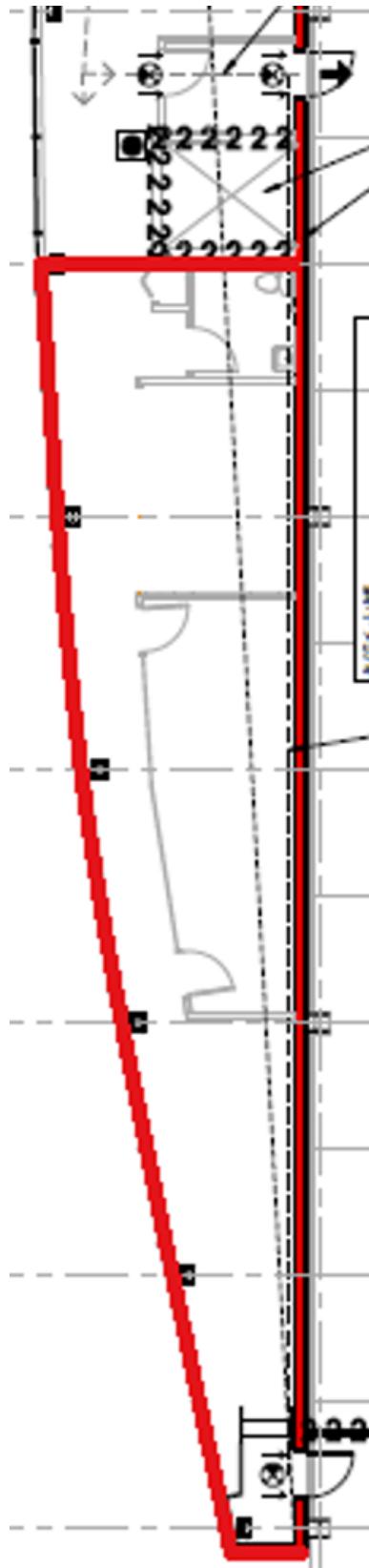
**COMPASS**  
COMMERCIAL BROKERS

# 5th Floor Floorplan

163 FORE STREET, PORTLAND, ME 04101

Fore  
Street

Parking  
Garage



# Area Map

163 FORE STREET, PORTLAND, ME 04101

