



144 FORE STREET IN PORTLAND

is known as the Eastport Shops and offers 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, which generates significant daily foot and vehicular traffic. The property 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 be completed in Summer 2026, further enhancing the property's appeal. Join many eclectic mix of surrounding tenants that contribute to the continued growth and energy of the Eastern Waterfront.

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CLASS A RETAIL | OFFICE SPACE FOR LEASE



THE EASTPORT SHOPS IN EASTERN WATERFRONT

144 FORE STREET | PORTLAND | MAINE | 04101

SPECIFICATIONS



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OWNERSHIP:

The property is owned by 144 Fore Street, LLC

PROPERTY FEATURES

YEAR BUILT:	2026 (Fully Renovated)
ZONING:	RC
PARKING:	Ample on site parking
BUILDING SIZE:	67,179+/- sf
ACREAGE:	1.54+/- acres

AVAILABILITIES



OFFICE AND RETAIL SPACES AVAILABLE:

SQUARE FOOTAGE:	3,495+/- SF
LEASE RATE:	\$ 17.50-\$21.00 PSF NNN
LOCATION :	2nd Floor Suite F
SQUARE FOOTAGE:	2,248+/- SF
LEASE RATE:	\$ 20.00-\$25.00 PSF NNN
LOCATION :	1st Floor Suite A
SQUARE FOOTAGE:	3,544+/- SF
LEASE RATE:	\$ 20.00-\$25.00 PSF NNN
LOCATION:	1st Floor Suite D

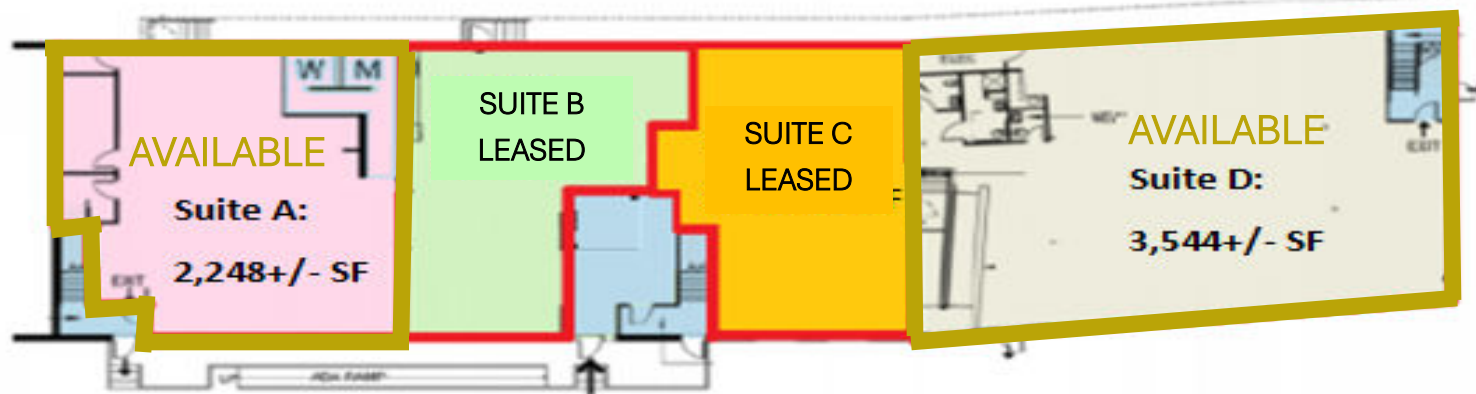
SEE NEXT PAGE FOR FLOOR PLANS OF AVAILABLE SPACES



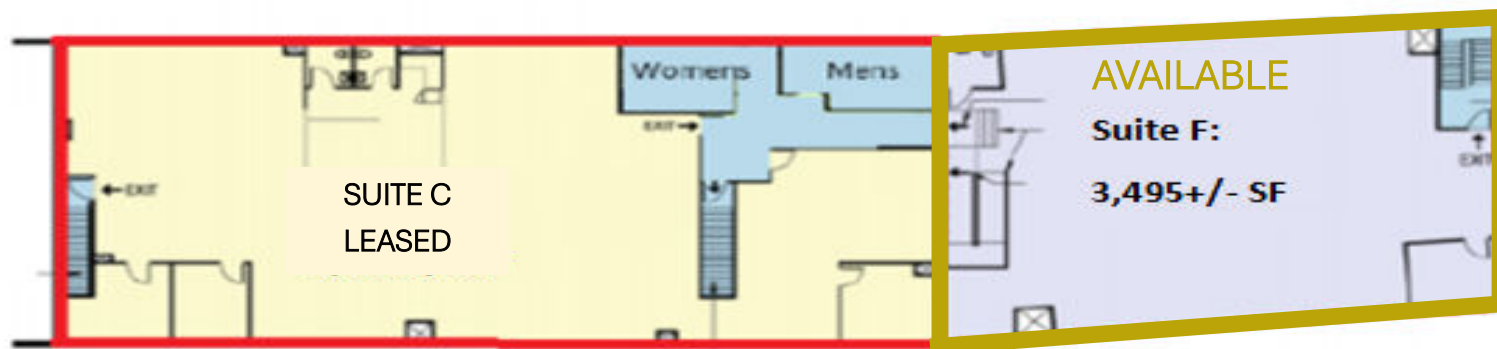
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FLOOR PLANS

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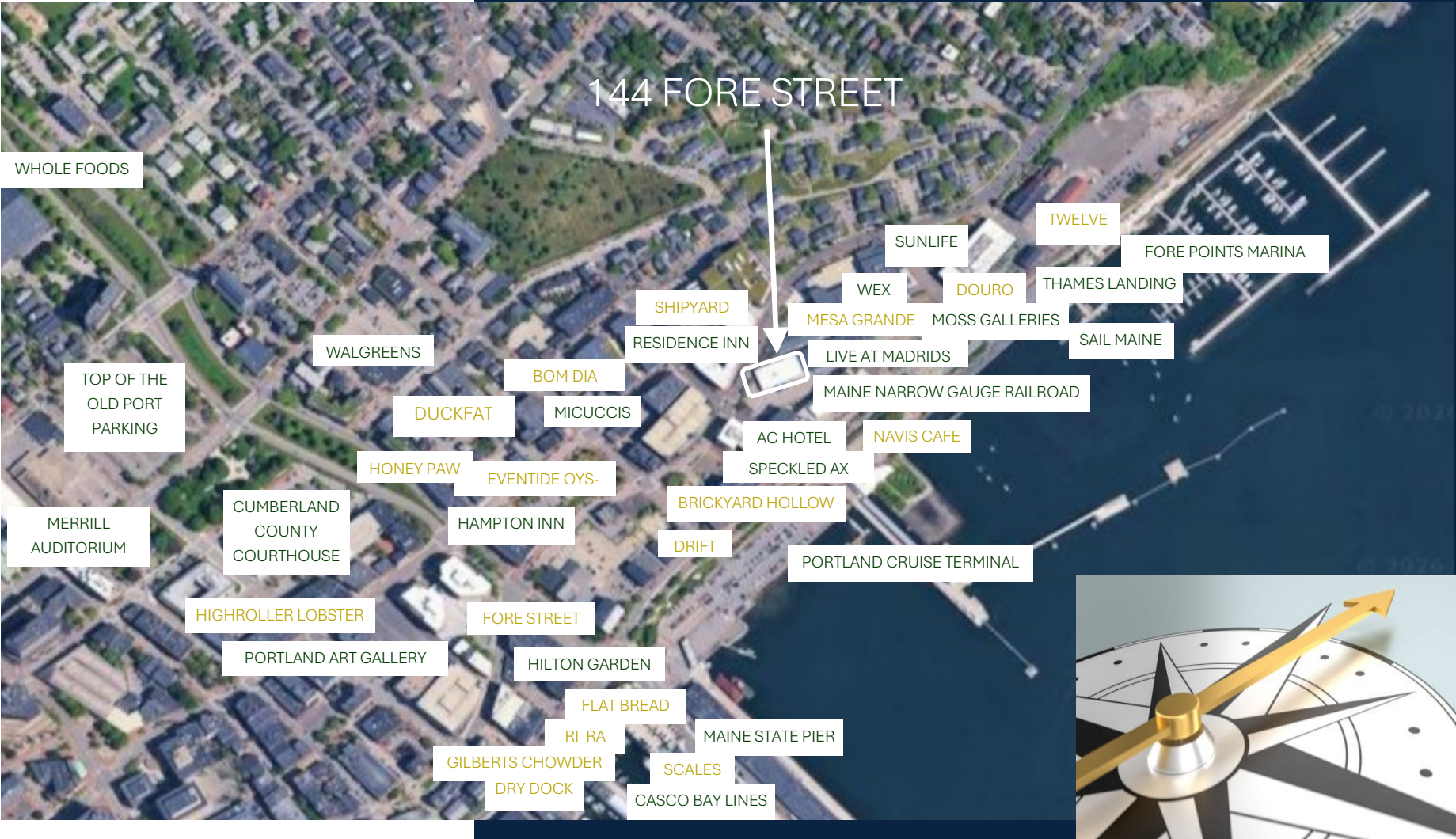


1st & 2nd FLOOR PLANS | SUITES A-F | CURRENT AVAILABILITIES



LOCAL TENANT MIX

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GOLD FONT: RESTAURANTS
BLUE FONT: BUSINESSES

AERIAL PHOTOGRAPH

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AMENITIES



DEMOGRAPHICS



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PROPERTY AMENITIES

The property is situated in the Eastern Waterfront district offering immediate access to Portland's top restaurants, breweries, and waterfront amenities with strong pedestrian traffic and excellent walkability. Close to both I-295 and I-95 connector as well as Portland Jetport. 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 just minutes from downtown Portland.

POPULATION:	69,911 (2025)
AVERAGE GROWTH:	2.2% (2020-2025)
HOUSEHOLDS:	32,965 (2020-2024)
MEDIAN HOME VALUE:	\$ 489,600 (2020-2024)
MEDIAN INCOME:	\$ 79,540 (Household)
MEDIAN AGE:	37.8 Years
LAND AREA:	21.54+/- Miles

Portland is located in Cumberland County and is part of the Greater Portland area including South Portland, Westbrook and other communities.



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COMMERCIAL BROKERS

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LEASING CONTACTS

CLASS A RETAIL | OFFICE SPACE FOR LEASE



LEASING REPRESENTATIVES

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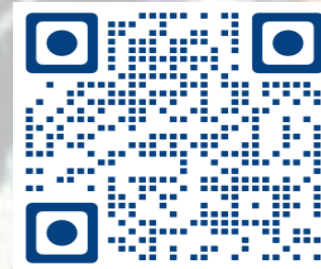
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