

# FOR LEASE | OLD PORT OFFICE

66 Pearl Street | Portland, ME



## PROFESSIONAL OFFICE SUITES

Second and third floor office suites available

Beautiful existing spaces with quality finishes and trim throughout, room for expansion and tenant build-out

Great location in the Middle Street retail corridor

Walking distance to all Old Port amenities, parking garages/lots, restaurants, banks, shops, City Hall and the courthouse complex

**LEASE RATE: \$21.75 - \$28.75/SF MG**



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# PROPERTY SUMMARY

66 Pearl Street | Portland, ME



**OWNER:** Leader Properties LLC

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**DEED:** Book 18391, Page 314

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**ASSESSOR:** Map 28, Block K, Lot 2

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**LOT SIZE:** 0.564± AC

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**BUILDING SIZE:** 54,400± SF

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**YEAR BUILT:** 1900

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**CONSTRUCTION:** Brick & stone

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**FLOORING:** Hardwood, tile & carpet mix

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**CEILING HEIGHT:** 12'±

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**LIGHTING:** Parabolic

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**HVAC:** Gas-fired heat/electric A/C  
HVAC safety upgrades with maximum increase in fresh air, MERV 13 filter upgrades & REME Halos for ionization upon air release by units

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**UTILITIES:** Municipal water & sewer

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**RESTROOM:** Common area restrooms

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**SPRINKLER:** Wet system

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**ELEVATOR:** Yes

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**SIGNAGE:** Directory board in lobby across from elevator

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**PARKING:** Some on-site parking available

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**ROAD FRONTAGE:** 138'±

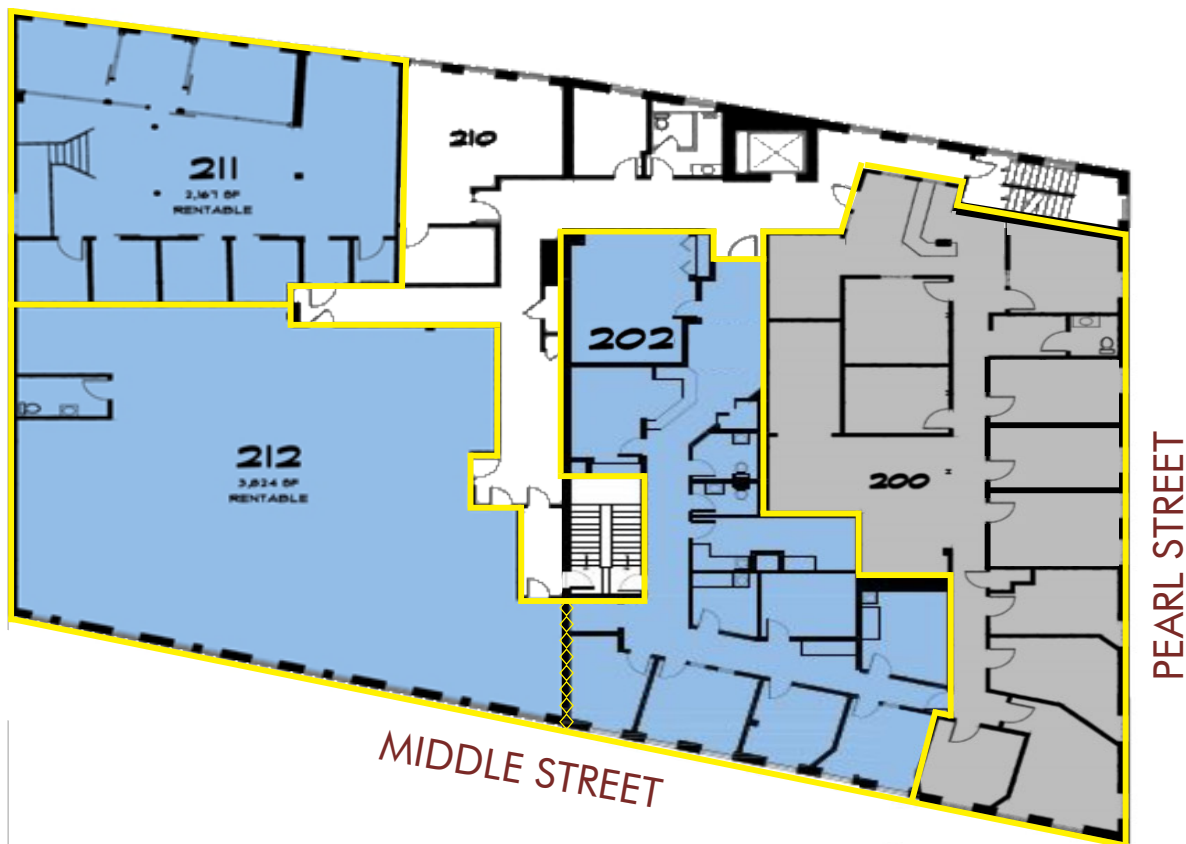
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**ZONING:** B3 - Downtown Business  
PAD - Pedestrian Activities Overlay

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# SECOND FLOOR

66 Pearl Street | Portland, ME



**SUITE 200:** 3,641± SF

**LAYOUT:** Ten offices, reception, waiting area, open area, private bathroom

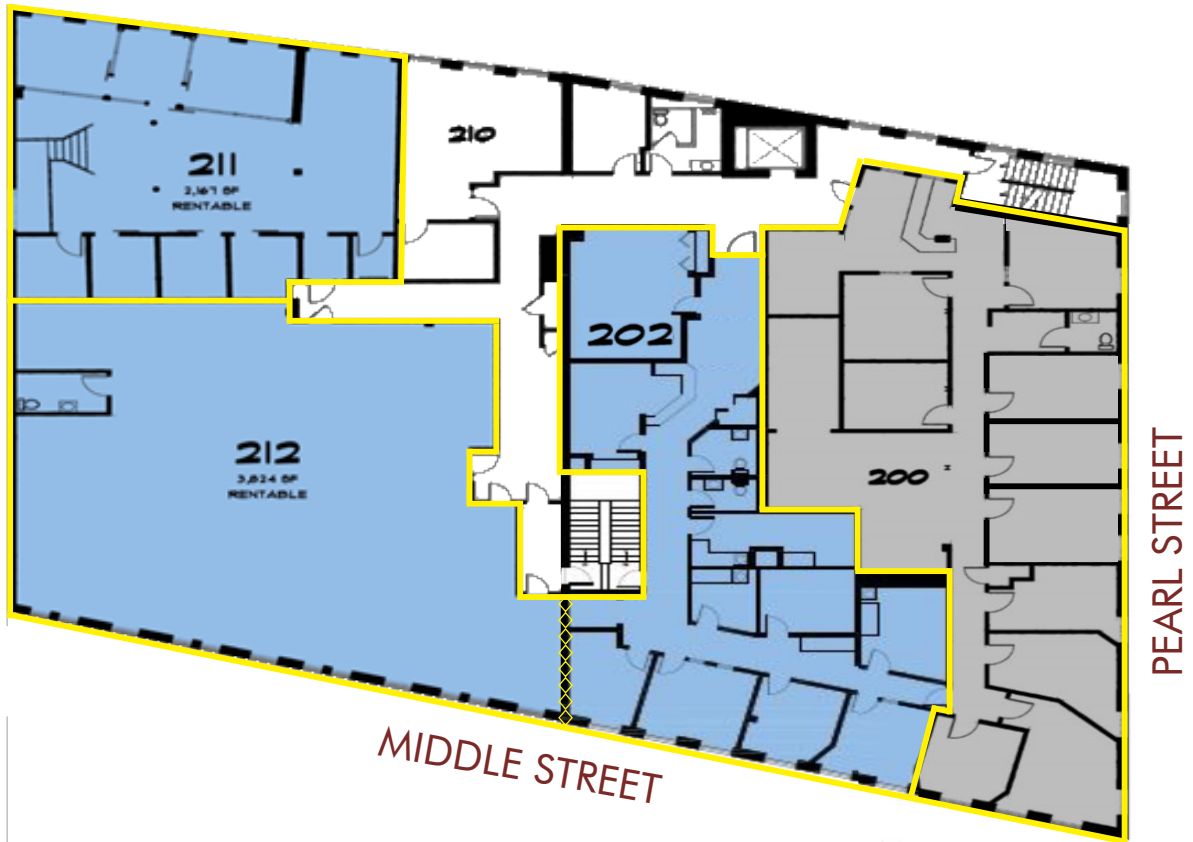
**LEASE RATE:** \$22.75/SF MG

**AVAILABLE:** February 1, 2026



# SECOND FLOOR

66 Pearl Street | Portland, ME



**SUITE 202\*:** 2,874± SF

**LAYOUT:** Eight offices, conference room, reception and kitchen

**LEASE RATE:** \$21.75/SF MG

**SUITE 212\*:** 3,824± SF

**LAYOUT:** Open, ready for configuration, building standard finishes

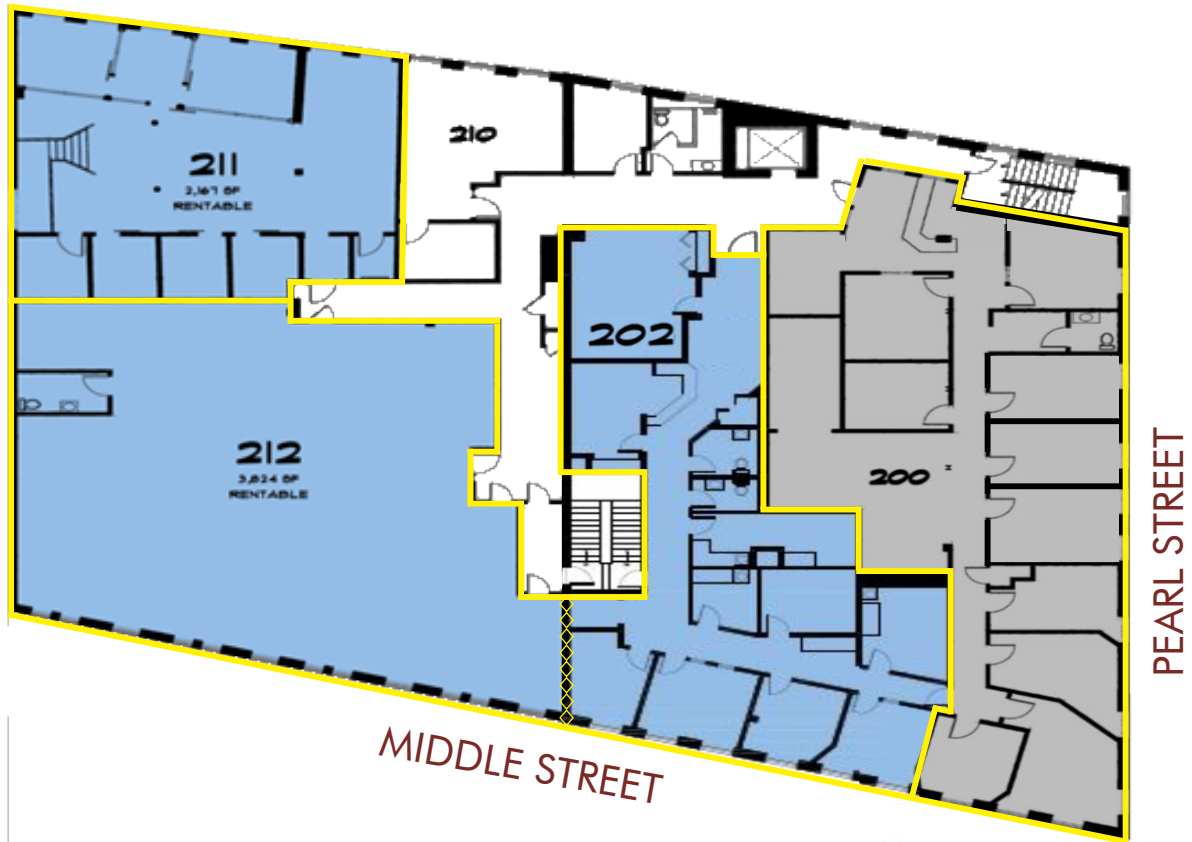
**LEASE RATE:** \$21.75 - \$28.75/SF MG

\* Suite 202/212 may be combined for a total of 6,698± SF



# SECOND FLOOR

66 Pearl Street | Portland, ME



**SUITE 211:** 2,167± SF

**LAYOUT:** Eight offices, reception area, open work space and storage

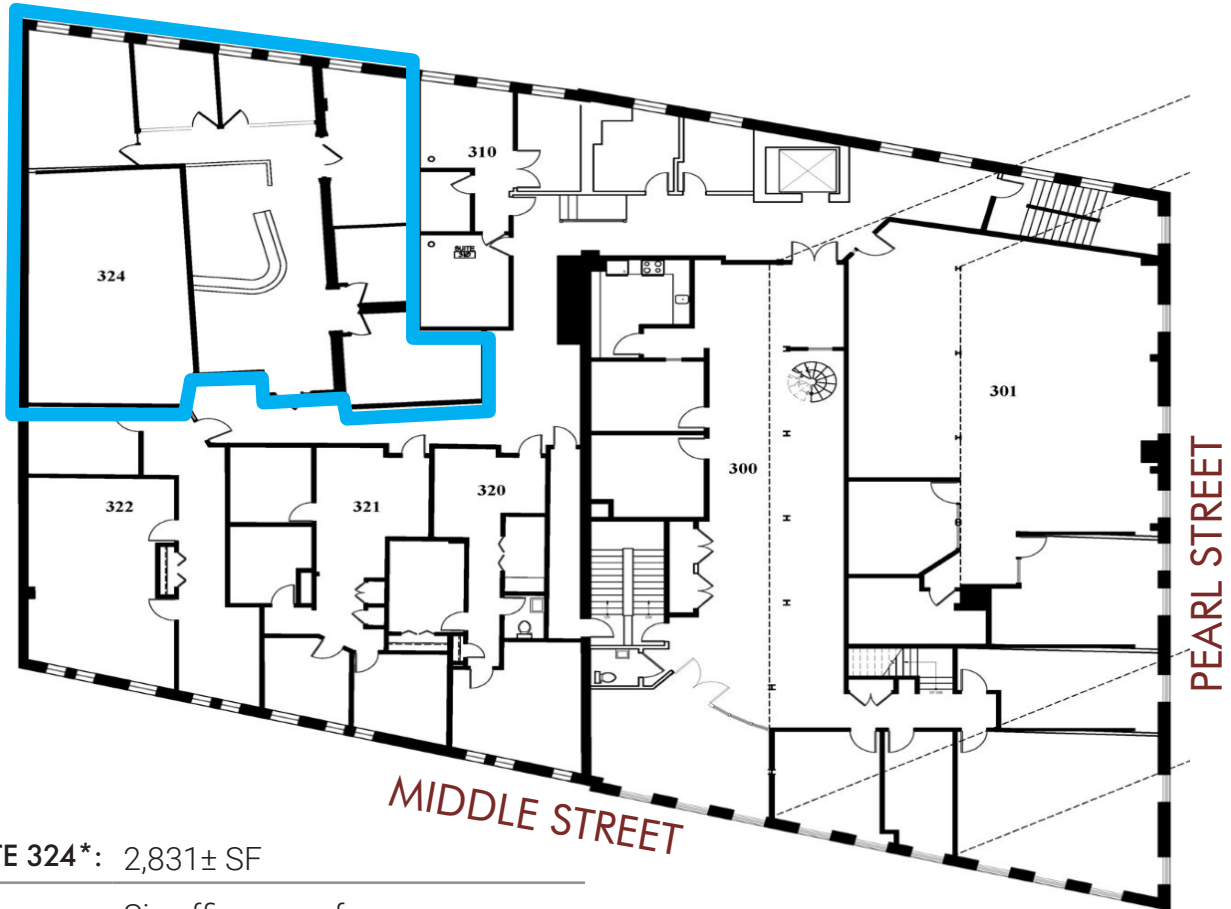
**LEASE RATE:** \$24.75/SF MG

**NOTES:** May be combined with Suite 203 at 75 Market Street for a total of 4,968± SF



# THIRD FLOOR

66 Pearl Street | Portland, ME



SUITE 324\*: 2,831± SF

LAYOUT: Six offices, conference room, reception and open area

LEASE RATE: \$21.75/SF MG

\* Currently leased but available as a sublease or direct lease



# THIRD FLOOR

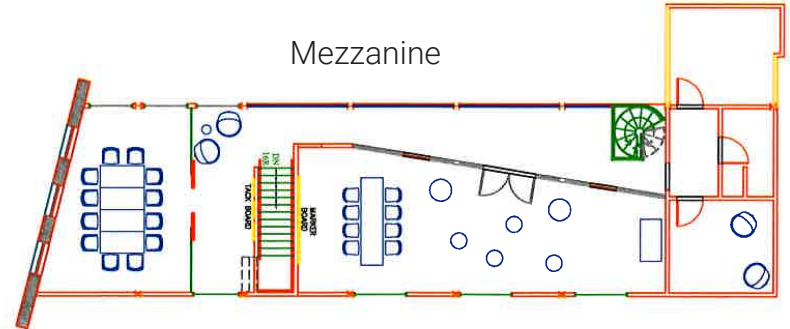
66 Pearl Street | Portland, ME



SUITES 300/301/  
320/321/322: 11,502± SF

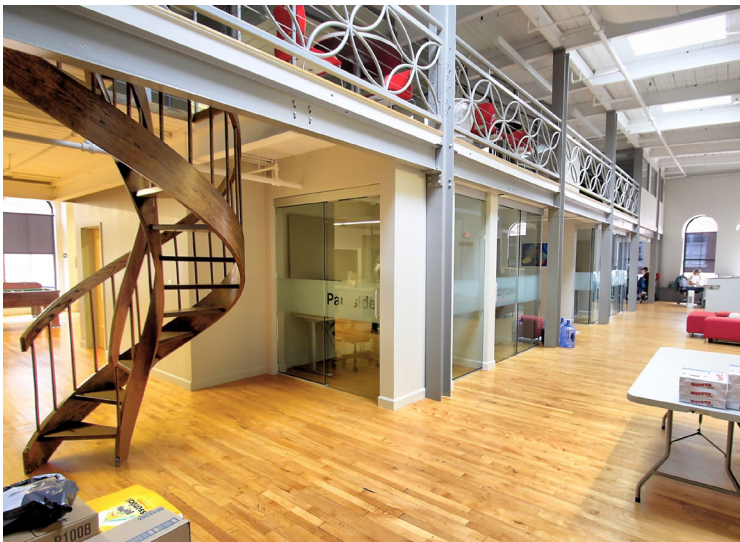
**LAYOUT:** Several offices, conference rooms, shared work space, open work space, large kitchen, breakspace and open mezzanine

**LEASE RATE:** \$24.75/SF MG



# THIRD FLOOR

66 Pearl Street | Portland, ME



# FOR LEASE | OLD PORT OFFICE SPACE

66 Pearl Street | Portland, ME



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