

FOR LEASE • RESTAURANT

83 Exchange Street • Portland, ME



5,695± SF RESTAURANT SPACE

- 3,695± SF street level dining/bar space with outdoor seating area
- 2,000± SF lower level with kitchen prep and bathrooms
- 80± seats with additional outdoor dining area for 40± adjacent to Tommy's Park
- Sublease thru July 31, 2029, see Broker for details

LEASE RATE: \$11,014/month MG



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PROPERTY SUMMARY

83 Exchange Street • Portland, ME



Site Info

OWNER:	Top of Exchange LLC
DEED:	Book 24099 Page 001
ASSESSOR:	Map 32 Block D Lot 4
LOT SIZE:	0.1432± AC
SIGNAGE:	On building
PARKING:	Nearby parking garages and street parking
ZONING:	B3 Downtown Business
PROPERTY TAXES:	\$52,709.60 (2026)

Building Info

BUILDING SIZE:	31,240± SF
AVAILABLE SPACE:	5,695± SF
YEAR BUILT:	1866
CONSTRUCTION:	Historic brick and granite
ROOF:	Flat
SIDING:	Brick
FLOORING:	Terrazo tiling
ELECTRICITY:	Circuit breakers
HVAC:	Central
UTILITIES:	Municipal water/sewer
RESTROOM:	Two
SPRINKLER:	Yes



PHOTOS

83 Exchange Street • Portland, ME



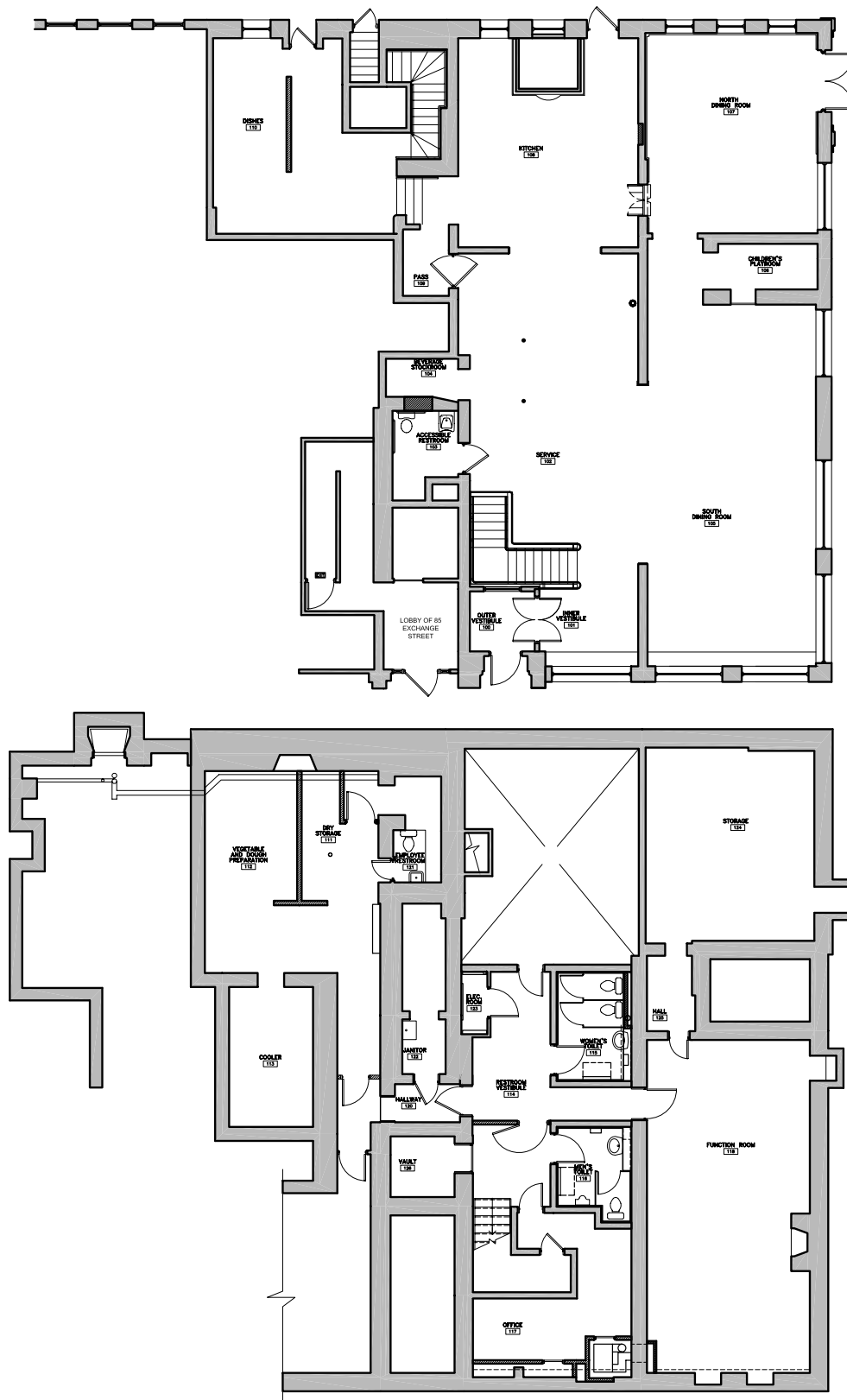
PHOTOS

83 Exchange Street • Portland, ME



FLOOR PLANS

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LOCATION MAP

83 Exchange Street • Portland, ME



NEARBY

STAY



DINE



FORE STREET

SHOP

west elm



ANTHROPOLOGIE

URBAN
OUTFITTERS



FREE PEOPLE

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