



PORTLAND'S BEST KNOWN ADDRESS
TWO PORTLAND SQUARE
The Shops at

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TWO PORTLAND SQUARE
PORTLAND'S BEST KNOWN ADDRESS

EXCEPTIONAL
HIGH END
RETAIL
FOR LEASE

*at the center of vibrant
DOWNTOWN
PORTLAND.*

Close to the Old Port,
waterfront and hotels
with onsite parking
*and Portland's most
DISTINCTIVE
ADDRESS.*

PORTLANDSQUARE.INFO



The Shops at TWO PORTLAND SQUARE

PORTLAND'S BEST KNOWN ADDRESS

HIGH END RETAIL *for LEASE*



THE CUSTOMERS YOU WANT.

A fixture of the Portland skyline, Two Portland Square anchors downtown Portland's thriving financial district and borders the historic Old Port and bustling waterfront. Two Portland Square offers seven stories of beautifully maintained brick and glass facade, first-class interior finishes, commanding views, and onsite parking, property management and concierge service. It is truly an address of distinction. A popular café is nearby, and a serene landscaped courtyard surrounds the building.

Retail at Two Portland Square is in *very good company*. Your neighbors will include Mary Amalia jewelry, Carla Bella, Satori Salon, Walter's Restaurant, Gingko Blue and more. TD Bank, Wells Fargo, Prudential and RBC Dain Rauscher occupy the offices above.



DESCRIPTION OF PORTLAND CBD

Portland is Maine's business, financial and retail capital and it's largest city, boasting a metro population of 230,000—a quarter of Maine's residents. Just 1.5 hours from Boston, Portland is a thriving business hub, has New England's largest tonnage seaport, second largest fishing port and second largest oil port on the East Coast. Downtown Portland offers all the amenities of a big city, including nationally recognized arts, retail and restaurant offerings and the world class Portland Museum of Art. Over 3.6 million tourists visit Maine every year, and many are drawn to the chic shopping, dining and entertainment found in Portland's charming historic Old Port. Two Portland Square is Portland, Maine's best known address.

PROPERTY OVERVIEW

ADDRESS: Two Portland Square
Portland, Maine
PortlandSquare.info

OWNER: RREEF Management

GROSS BUILDING SF: 155,525± SF

LAND AREA: 4.65± SF acres with One and Two Portland Square and parking areas

BUILT: 1990

STORIES: Seven (7)

ELEVATORS: Three (3)

CONSTRUCTION: Glass and masonry

PARKING: 531 onsite spaces. Daily and allocated monthly parking at \$104.00/space

AMENITIES: Restaurant and Café nearby, onsite management, concierge service, enclosed parking

OTHER TENANTS: Mary Amalia Jewelry, Satori Salon, Lovell Hall Antiques, Carla Bella and Walter's Restaurant.

LEASING SUMMARY

SPACE: 475 FORE STREET 1,350RSF
477 FORE STREET 1,713RSF
475 & 477 can be combined for 3,063RSF

INTERIOR: Class A Finishes throughout

FLOORING: Carpet/tile mix

CEILINGS: 9±

LIGHTING: Recessed fluorescent with parabolic reflectors with some upgrades

UTILITIES /HVAC: Tenant responsible for electricity for lights, plugs, and heat to run/cool A/C system

RESTROOMS: In common with other tenants/some in space

SPRINKLER: Yes

TERM: Five (5) to ten (10) years

LEASE RATE: \$18 to \$20/RSF modified gross

TI ALLOWANCE: Negotiable

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