

For Lease  
Office Suites  
3,152 - 5,223± SF



## 57 Exchange Street

Portland, Maine

### Property Highlights

- Located on the corner on Exchange & Middle Streets
- 3rd & 4th Floor suites available
- Excellent Old Port location
- Renovated common areas

### Property Description

We are pleased to offer multiple suites for lease at 57 Exchange Street in Portland. This multi-tenanted, five story, professional office building is located in the heart of the Old Port just steps away from restaurants, coffee shops, parks and boutiques. While featuring many beautiful architectural details of a historic building, 57 Exchange also offers the amenities of a modern office building.



### Broker Contact

Katie Millett  
Tom Moulton, CCIM, SIOR  
207.773.7100  
kmillett@dunhamgroup.com  
tmoulton@dunhamgroup.com



## Property Overview

Property Type	Office
Owner	57 Exchange Street, LLC
Building Size	32,800± SF
Available Space	3rd Floor - 5,223± SF, subdividable down to 1,093± SF 4th Floor - 3,152± SF
Building Age	1900
Construction	Brick
Number of Stories	Five (5)
Flooring	Carpet
HVAC	Gas fired central heating and A/C
Utilities	Tenant pays for separately metered electric
Elevator	Passenger Elevator
Bathrooms	Common bathrooms
Parking	Nearby surface, metered, garages and parking lots
Miscellaneous	<ul style="list-style-type: none"> <li>• Stained glass lobby and entrance</li> <li>• Exposed brick, marble flooring, fireplaces</li> <li>• Handicap accessible with two handicap reserved parking spaces on Market St.</li> </ul>

**SECOND FLOOR : \$16.00/SF MG**  
**THIRD & FOURTH FLOORS : \$17.00/SF MG**



# 57 Exchange Street

