

An architectural rendering of a modern multi-story office and retail building. The building features a mix of brick, large glass windows, and a grey base. It is situated in an urban environment with trees, a sidewalk with pedestrians, and a street with cars and bicycles. The sky is blue with light clouds.

3

SQUARE

PORTLAND

Portland, Maine 04101

**OFFICE AND RETAIL LEASING OPPORTUNITY  
IN THE HEART OF PORTLAND'S COMMERCIAL DISTRICT**

A premier property in the heart of Portland's commercial district, offering an unparalleled office and retail opportunity.

- 5,000- 84,000± SF of Class A office space available
- 2,500 - 20,000± SF of ground-floor retail space available
- 6-level parking garage
- Terraces, walking paths, and green space throughout the campus
- Spectacular views of Casco Bay and the Portland skyline



# BUILDING DESCRIPTION

The Portland Square campus is located at the center of Portland's downtown business district. This 150,000± SF Class A office building will be one of the most visible and accessible properties in the entire city. Included as part of the overall development is an adjacent 850-space parking garage that will be connected via a sky bridge to the office building. Environmentally-friendly practices and sustainability are a part of the design providing an upscale image for the occupants in the ground level plaza, lobby and retail spaces. Amenities including access to the outside green space, bicycle storage, shared conference space and a public café will further contribute to the tenant's Class A experience and environment.

The structure will be a glass and masonry design with floor-to-deck ceiling heights of 12', accentuating the natural light and ability to have flexible ceiling alternatives, open-plenum ceiling or suspended ACT grid. Floor plate sizes of 21,000± SF and a center core will allow for flexibility on subdivision.

Companies in the market for a true Class A office environment will find very few options available in downtown Portland. A modern HVAC air-quality system, energy efficient lighting, high-speed fiber and modern amenities with first-class service from a reputable owner and management company will be the standard at Three Portland Square.



**ADDRESS** 3 Portland Square, Portland

**PROPOSED BUILDING SIZE** 150,000± SF

**AVAILABLE SPACE** 2,500 - 20,000± SF Retail  
5,000 - 84,000± SF Office

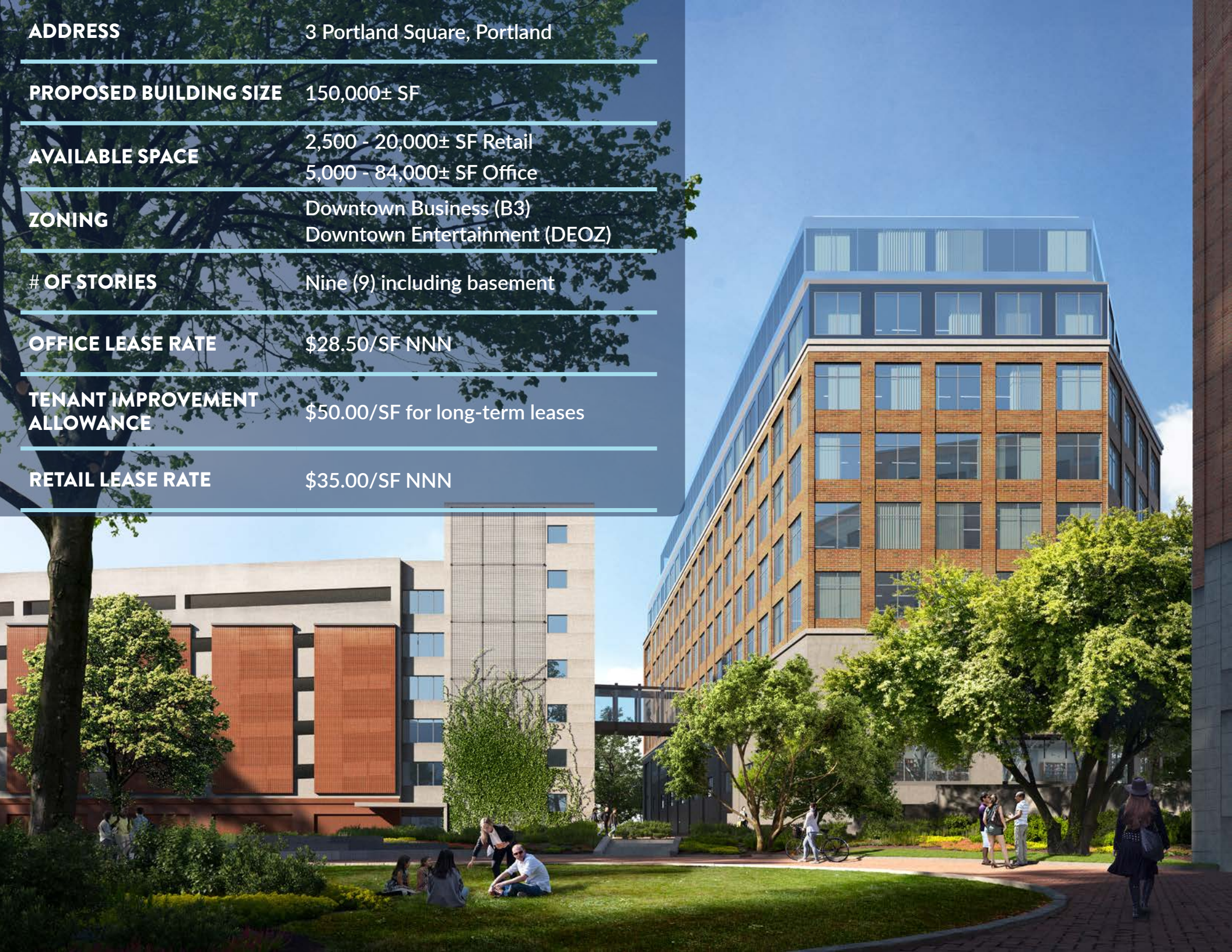
**ZONING** Downtown Business (B3)  
Downtown Entertainment (DEOZ)

**# OF STORIES** Nine (9) including basement

**OFFICE LEASE RATE** \$28.50/SF NNN

**TENANT IMPROVEMENT ALLOWANCE** \$50.00/SF for long-term leases

**RETAIL LEASE RATE** \$35.00/SF NNN



# CONSTRUCTION TIMELINE

**DESIGN AND  
PRECONSTRUCTION**

Q1 2019 - Q1 2020

**PERMITTING**

Q1 - Q3 2020

**CONSTRUCTION  
COMMENCEMENT**

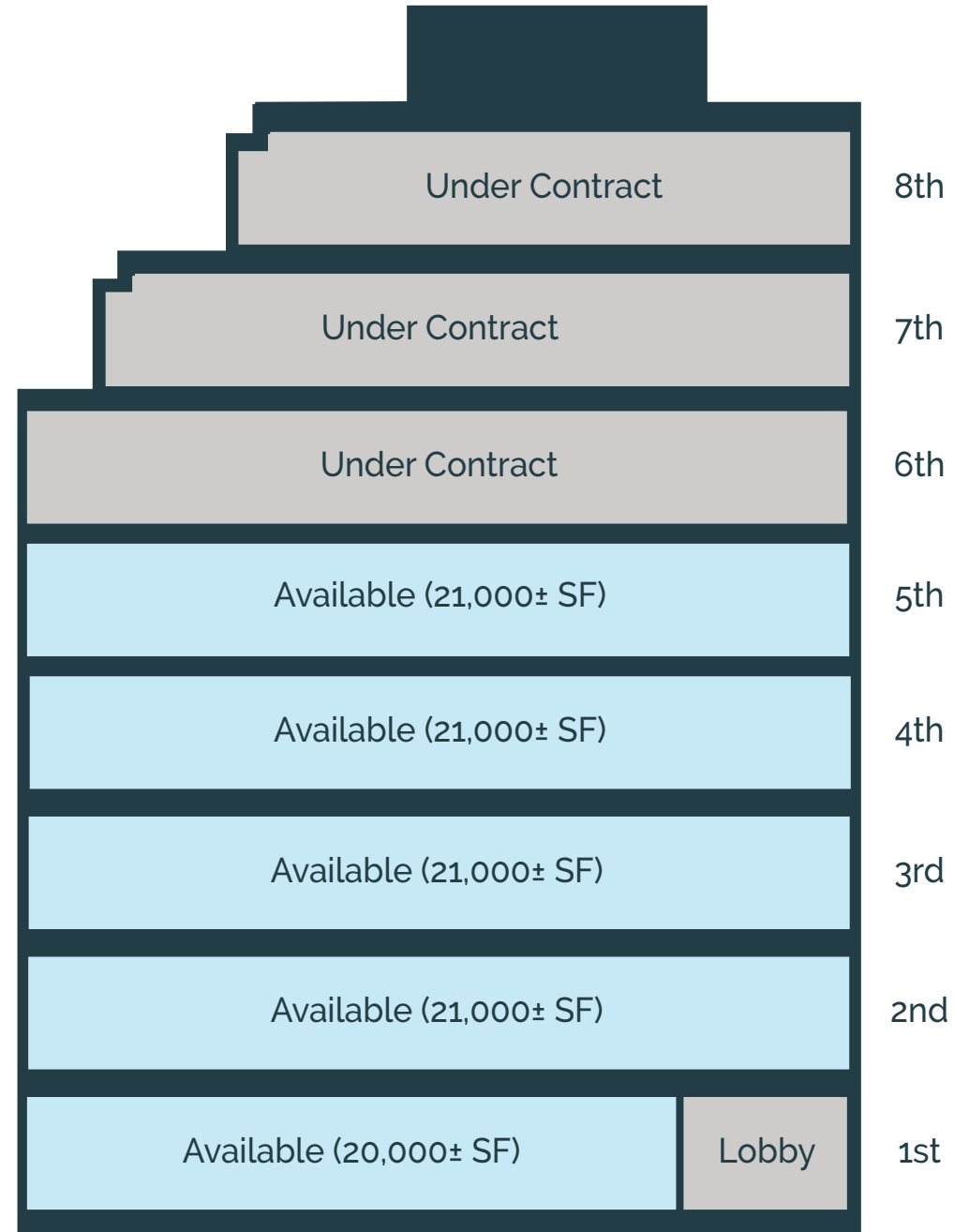
Q3 2020

**CORE AND SHELL  
COMPLETION**

Q2 - Q3 2022

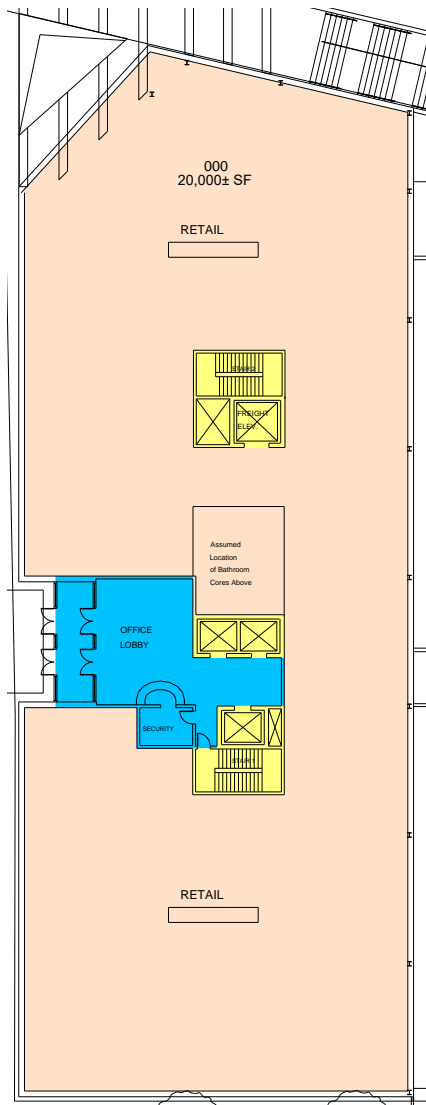
**TENANT OCCUPANCY**

Q4 2022

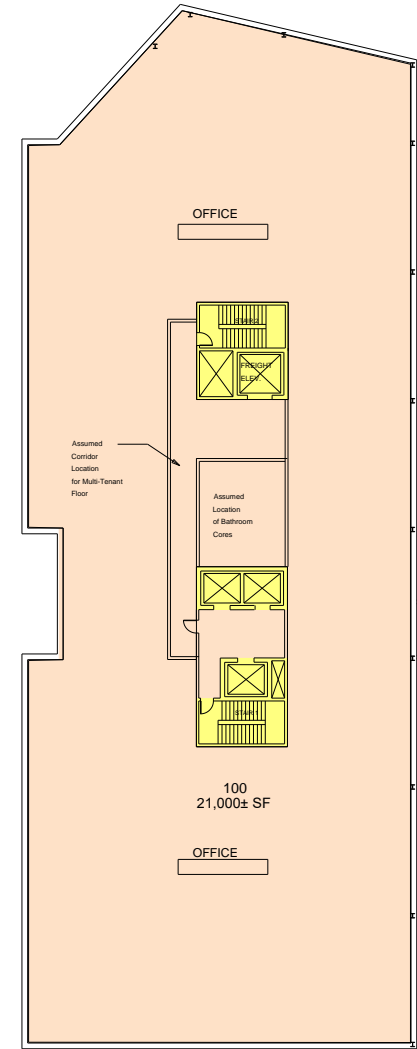


# FLOOR PLANS

## RETAIL FLOOR PLAN



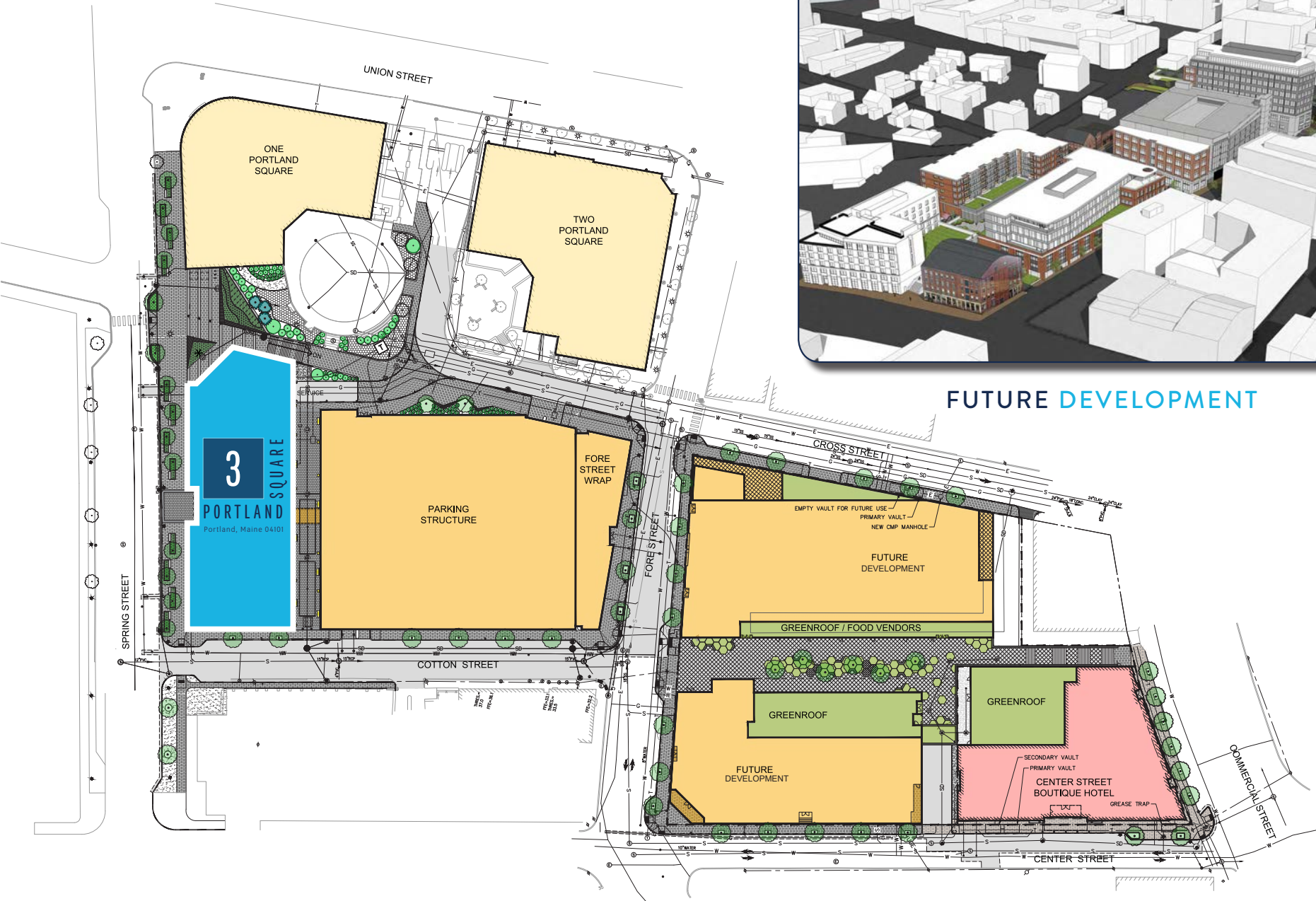
## OFFICE FLOOR PLAN



- Excellent frontage and window lines along Spring Street with dramatic ceiling heights allowing maximum natural light
- Unique outdoor courtyard area
- Ideally located with high pedestrian traffic flow and a Walk Score of 98

- 12' ceilings and tall expanses of windows on all four sides allow daylight to permeate deep into both lower and upper floors
- Flexible floor plans
- The connected parking garage offers convenient, on-site covered parking

# CAMPUS LAYOUT

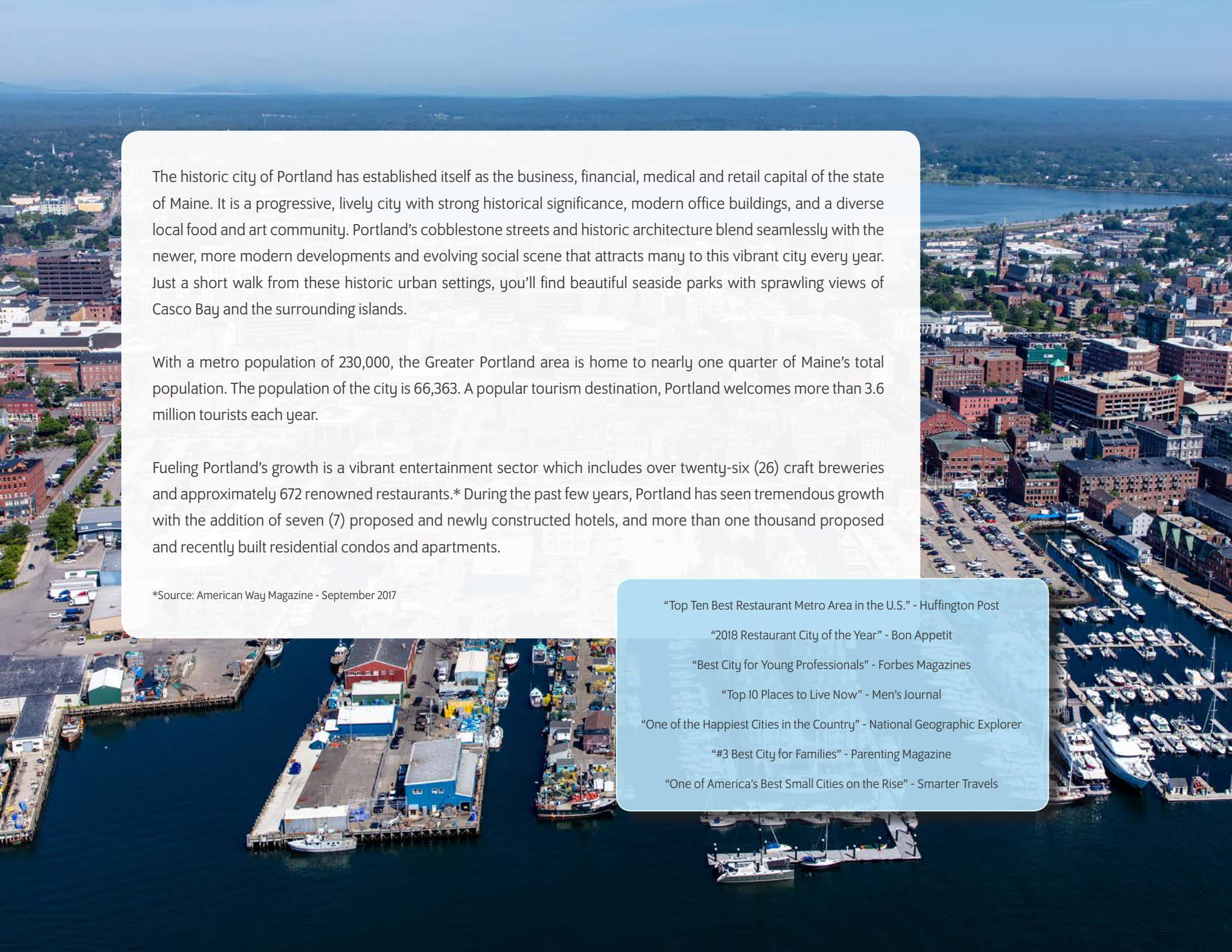


FUTURE DEVELOPMENT

# AREA AMENITIES







The historic city of Portland has established itself as the business, financial, medical and retail capital of the state of Maine. It is a progressive, lively city with strong historical significance, modern office buildings, and a diverse local food and art community. Portland's cobblestone streets and historic architecture blend seamlessly with the newer, more modern developments and evolving social scene that attracts many to this vibrant city every year. Just a short walk from these historic urban settings, you'll find beautiful seaside parks with sprawling views of Casco Bay and the surrounding islands.

With a metro population of 230,000, the Greater Portland area is home to nearly one quarter of Maine's total population. The population of the city is 66,363. A popular tourism destination, Portland welcomes more than 3.6 million tourists each year.

Fueling Portland's growth is a vibrant entertainment sector which includes over twenty-six (26) craft breweries and approximately 672 renowned restaurants.\* During the past few years, Portland has seen tremendous growth with the addition of seven (7) proposed and newly constructed hotels, and more than one thousand proposed and recently built residential condos and apartments.

\*Source: American Way Magazine - September 2017

"Top Ten Best Restaurant Metro Area in the U.S." - Huffington Post

"2018 Restaurant City of the Year" - Bon Appetit

"Best City for Young Professionals" - Forbes Magazines

"Top 10 Places to Live Now" - Men's Journal

"One of the Happiest Cities in the Country" - National Geographic Explorer

"#3 Best City for Families" - Parenting Magazine

"One of America's Best Small Cities on the Rise" - Smarter Travels



**DREW SIGFRIDSON, SIOR**

Partner, Managing Director

+1 207.553.1705 D

+1 207.831.5838 C

[dsigfridson@boulos.com](mailto:dsigfridson@boulos.com)