



FOR LEASE

201 FEDERAL STREET, PORTLAND, ME 04101

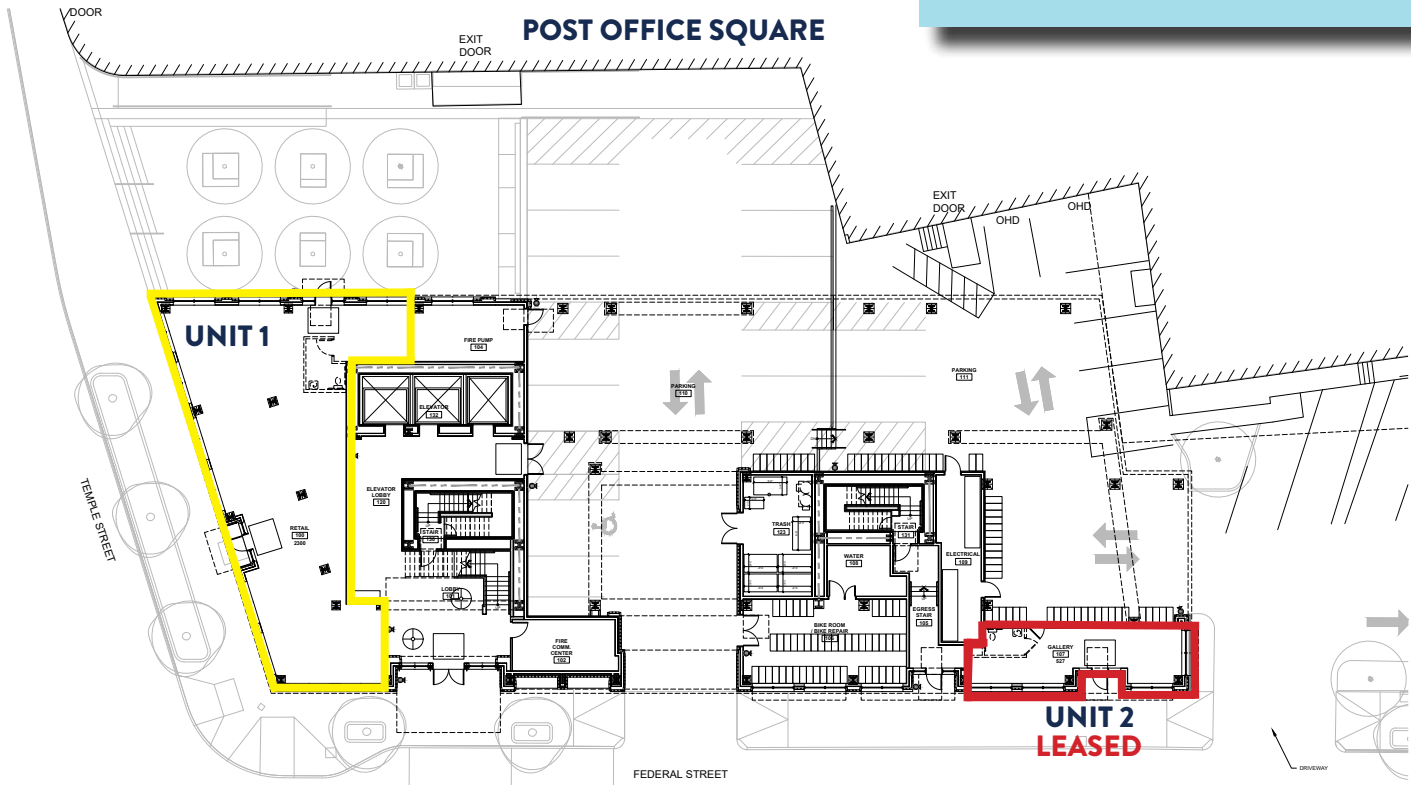
The Boulos Company is pleased to present a new construction retail space on the ground floor of the new 263 market-rate apartment development, The Casco. Excellent exposure to on-site foot traffic featuring a small plaza area that is designed to include benches, a water wall, and plantings. Nestled between the Old Port and Financial District, 201 Federal is surrounded by amenities including the Press Hotel, City Hall, Merrill Auditorium, Monument Square, Exchange Street shopping, and numerous food and beverage establishments.



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FLOOR PLAN



PROPERTY DETAILS

OWNER OF RECORD	RedFern Downtown LLC	ZONING	B3
BUILDING SIZE	201,630± SF	UTILITIES	Public
WALK SCORE	100	AVAILABLE SPACE	2,300± SF
ASSESSOR'S REF	032 G002001	AVAILABLE UNITS	UNIT 1: 2,300± SF UNIT 2: LEASED
CONSTRUCTION COMPLETED	Winter 2024	HVAC	Heat Pump
LEASE RATE	\$40.00/SF MG	SHELL CONDITION	See broker
DESIRED USES	Market, Cafe, Food & Beverage	# OF STORIES	18

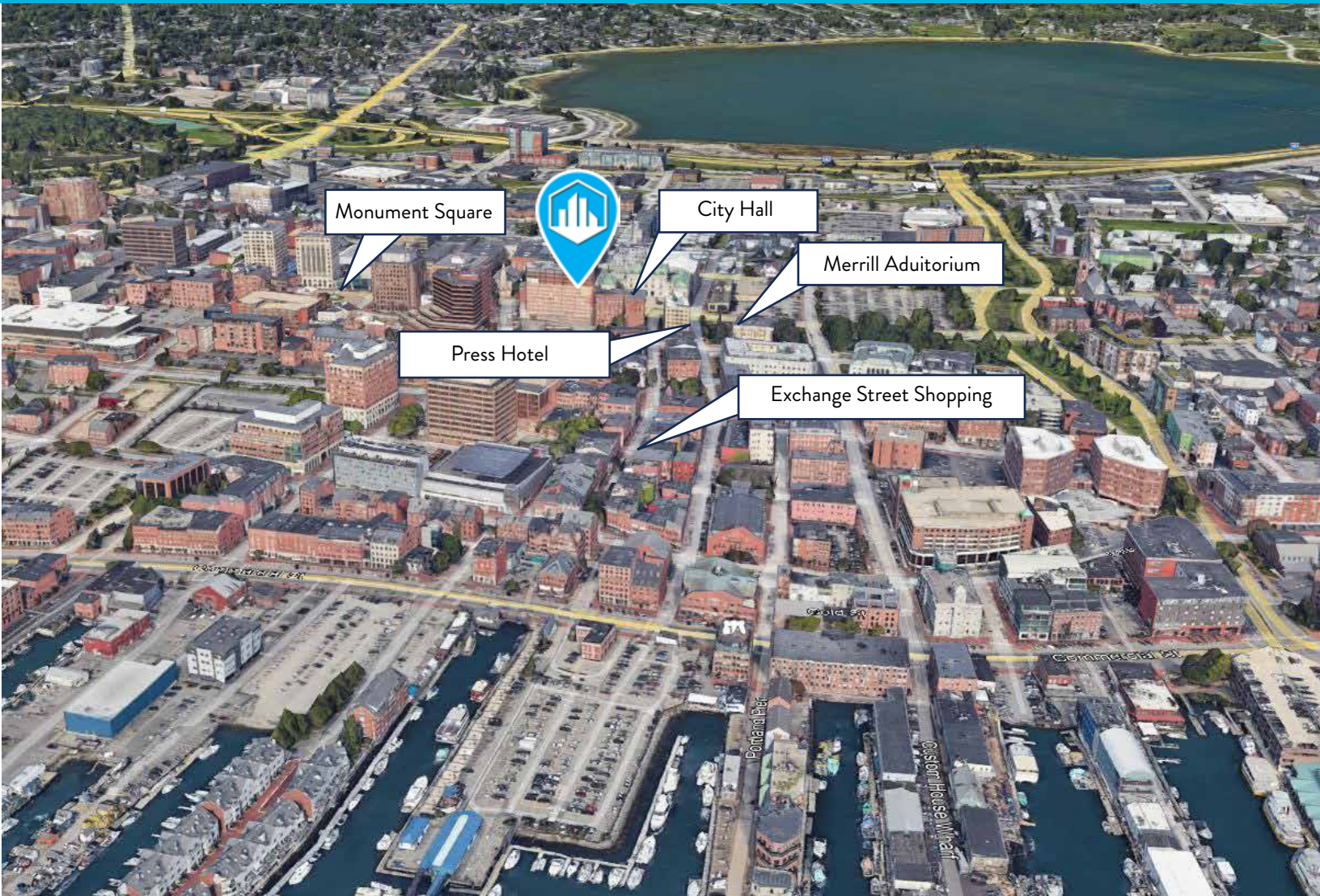
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Conceptual Rendering Depicting Outdoor Green Space



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