

Discover

PORTLAND MAINE

www.portlandmaine.gov

Portland is the finance, commerce and cultural capital of northern New England as well as Maine's largest city. An outstanding setting on the coast of Maine and overlooking Casco Bay, it's a small city with big city amenities. Portland's dynamic arts scene, working waterfront, historic districts, diverse dining and shopping opportunities, and extraordinary quality of life have earned it numerous accolades.

Population

City of Portland: 64,049
Portland MSA*: 348,921

(Source: Claritas 2004)

Portland Peninsula*: 23,168

(Source: U.S. Census Bureau 2000)

Income

Median Household Income

Portland MSA: \$50,828
City of Portland: \$38,344
Maine \$41,929
United States: \$41,994

(Source: Claritas 2004 & American Community Survey, 2004)

Portland offers a wide range of resources and incentives for new businesses considering a Portland location and for existing businesses planning to expand. The more you know about doing business here...the better we look. Progressive, livable- Portland exceeds your expectations in ways you never imagined.

*"Hottest Small Business Market
for Developing a Company"*

American City Business Journals

*Ranked 4th among the
"10 Perfect Places to Live in America"*
Fine Living Cable Network

Age

The City of Portland is tenth in the nation in attracting college educated young adults (between 25 and 39 years of age).

(Source: U.S. Census Bureau, Census 2000)

Portland MSA *

Median Age: 37

Under18	76,673	22.0%
18-24	28,938	8.3%
25-44	105,789	30.3%
45-64	91,636	26.3%
65+	45,885	13.2%

(Source: Claritas 2004)



Maine has been ranked the number one place in the country to raise children and one of the most livable states in the nation. Besides excellent schools, Maine has natural beauty, endless recreational and cultural opportunities, minimal traffic, clean air and water, friendly people and low crime.

Labor Market

Portland MSA*

Maine

Civilian Labor Force	213,018	721,897
Employed	204,880	688,087
Unemployed	8,138	33,810
Unemployment Rate	3.8	4.7

(Source: Maine Dep't. of Labor 2005)

Commuting Patterns

Daily Employees in Portland	65,946
Portland Residents	21,439
Commuters to the City	43,507

Average Commuting Time

Cumberland County Residents	22 minutes
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(Source: U.S. Census Bureau 2000)

You can leave work at day's end and be sailing on beautiful Casco Bay in a matter of minutes. The Greater Portland area has more than 35 miles of trails to hike, jog or cross-country ski. From mountains to lakes, city to country, nature to nightlife- you can find everything within a 15-mile radius.

Daily Vehicles in Portland

Portland Peninsula * :	85,000
Congress Street (Arts District):	19,469
Commercial Street (Old Port):	12,000

(Source: Peninsula Traffic Study, 2000)



Largest Employers

City of Portland

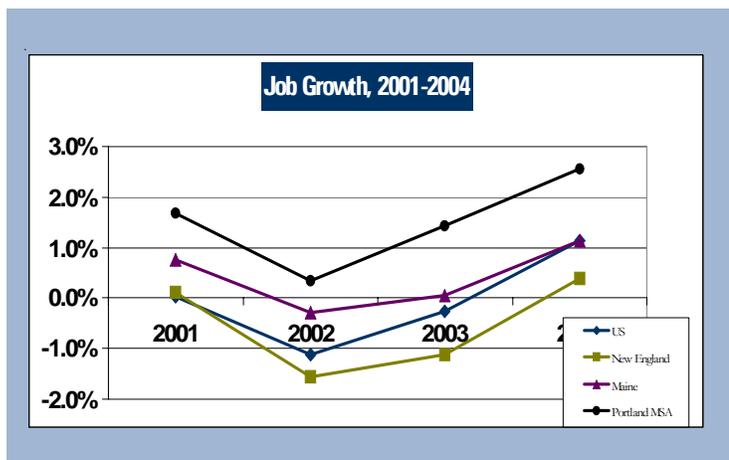
Maine Medical Center: 4,700 employees
 UnumProvident: 3,200
 University of Southern Maine: 1,690
 Verizon Communications of Maine: 1,600
 TD Banknorth: 1,129
 Mercy Hospital: 961
 Barber Foods: 750

(Estimates as of 2005)

Greater Portland

Hannaford Brothers: 3,200
 Anthem Blue Cross Blue Shield: 1,300
 Fairchild Semiconductor: 964
 IDEXX Laboratories: 800
 National Semiconductor: 700

"One of the Top U.S. Cities for Doing Business"
 INC. Magazine



Total Nonfarm Employment- Seasonally adjusted

Source: U.S. Bureau of Labor Statistics

Call it the red-carpet treatment, or just call it good business sense. We want to do everything possible to help you maximize your business potential. Portland's Economic Development Office has helped hundreds of Portland businesses meet their strategic goal. Since 1991, our loan programs alone have leveraged more than \$143 million in new investment in the City and helped to create and retain 5,500 jobs.

Commercial Space

Downtown Portland Lease Rates

Office

Class A:	\$16 - \$20 per sq ft
Class B:	\$ 9 - \$14 per sq ft

(Estimates as of 2006)

Vacancy Rates (Office)

Downtown Portland:	8.3%
Class A:	8.05%
Class B:	8.48%
Greater Portland:	5.04%
Downtown Boston:	11.9%
Greater Boston:	16.1%
National vacancy rate:	13.0%



Education

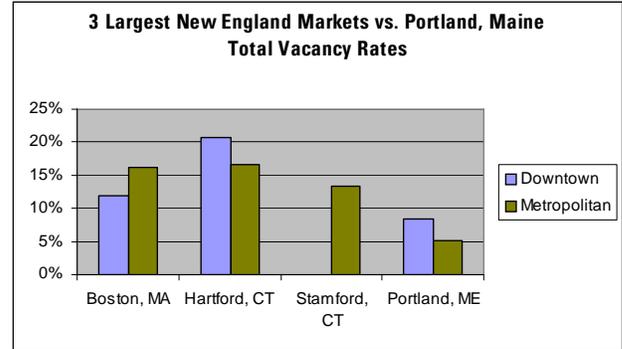
Portland Public School System

- 10 Elementary Schools, 3 Middle Schools, 4 High Schools
- City of Portland spends \$8,050 per pupil
(Source: 2003/04 Maine Dep't. of Education)
- High School Graduation Rate in City of Portland: 74.4%
(U.S. Average: 73.9%)
(Source: Maine Dep't. of Education and U.S. Dep't. of Education)
- Population with Bachelor's Degree in City of Portland: 36%
(U.S. Average: 24%)
(Source: U.S. Census Bureau 2000)

*Ranked #14 in
"Best Performing Cities" for economic vitality*
Milken Institute, California

Retail

Old Port:	\$18 - \$40 per sq ft (MG)
Arts District:	\$10 - \$18 per sq ft



(Source for vacancy rates:

Office Market Survey, CBRE/The Boulos Company, Jan. 2006)

"One of the 10 Great Adventure Towns"

National Geographic Adventure Magazine

Maine's education system is ranked among the top in the country and was the first state in the nation to have every school and library, approximately 1,200 sites, linked via the internet. It was ranked 3rd the "school climate" category which includes class size averages of 12.3 students per teacher (4th lowest in the nation), school safety, and parental involvement. (Education Week, 2004)

Bowdoin, Bates and Colby Colleges, within one hour of Portland, are among the top-ranked private colleges in the country.

Colleges and Universities

- University of Southern Maine (Portland): 11,000 students
- Southern Maine Community College (S. Portland): 3,330
- University of New England and
- College of Osteopathic Medicine (Biddeford): 2,266
- University of New England (Portland): 850
- Maine College of Art (Portland): 500
- Andover College (Portland): 460

Transportation

Air

The Portland Jetport is a five minute drive from downtown Portland, and served by most major airlines.

Daily non-stop flights
 Boston, MA: 17 (45 minutes)
 New York, NY: 15 (90 minutes)
 Newark, NJ: (90 minutes)
 Philadelphia: 4 (90 minutes)
 Washington, DC: 6 (90 minutes)

Sea

Portland is now New England's largest tonnage seaport, second largest fishing port and the largest crude oil port on the East Coast. The natural deepwater harbor hosts a mix of cargo ships, ferries, fishing fleets, cruise ships, sightseeing vessels, and private yachts. In 2005 the port hosted 29 cruise ships with 45,225 passengers, including the Queen Mary II, the largest ship in the world.

Portland's waterfront, although a picturesque area favored by tourists, is one of the only remaining working waterfronts in the Eastern United States and is a thriving part of the local economy.



Land

Drive times from Portland
 Boston - 2 hours
 Hartford - 3.5 hours
 New York City - 5.5 hours
 Quebec - 6 hours
 Montreal - 6.5 hours.

The Maine Turnpike (Interstate 95) and U.S. Route 1 pass through Portland, as does major rail service to all parts of the United States and Canada. Portland and Boston are linked by bus as well as train service (AMTRAK's Downeaster).



"One of America's Distinctive Destinations"
 National Trust for Historic Preservation

Housing Market

Median Home Sales Prices:

	City of Portland	Portland MSA*
All:	\$215,500	\$212,000
Single family:	\$224,000	\$219,900
Condominium:	\$198,000	\$187,500
Multi-family (2-4 units):	\$300,500	\$265,500

(Source: Statewide Multiple Listing Service (MREIS) 2004)

Average Rent (including utilities)

Bedrooms	0	1	2	3	Bedrooms	0	1	2	3
	\$638	\$807	\$1,017	\$1,255		\$629	\$775	\$969	\$1,164

Of all occupied housing units in the City of Portland, 57.5% are renter occupied
 Of all occupied housing units in the Portland MSA, 32% are renter occupied

(Source: MSHA Quarterly Rental Survey; Renter Occupied – 2004 Claritas)

Health Services

Maine has one of the most progressive medical systems in the country. With 39 acute care and specialty hospitals, it exceeds the national average in number of community hospitals per capita. Portland has two major hospitals. Maine Medical Center (MMC) and Mercy Hospital.

MMC is the largest hospital in the state. This 606-bed tertiary care facility is the premier referral hospital for Maine and northern New England and is both a teaching hospital and an active research center providing comprehensive services in all medical specialties. In 2004, MMC was named one of the top 100 cardiovascular hospitals in the nation and ranked #4 on the Consumer's Digest list of "50 Exceptional U.S. hospitals based on safety practices..

Mercy Hospital has a long tradition of medical excellence. The hospital has state-of-the-art facilities for surgery, critical care and level 2 neonatal services.



Maine's exceptional quality of life not only makes Maine a great place to live but it also has a positive impact on business. Maine employers testify over and over again to a uniquely strong work ethic, high productivity, and low absenteeism and turnover rates.

Our state-of-the-art telecommunications and transportation infrastructure, strategic global location, continued support for business growth and an entrepreneurial spirit continues to attract today's most exciting emerging industries.



Weather

As for weather, that may be our biggest surprise. Portland is on a lower latitude than Eugene, Oregon which is roughly 300 miles North of San Francisco. Our winter weather is mild compared to the Midwest, especially here on the coast. Autumn is a glorious blaze of color; summers are legendary.

Crime & Safety

People in Maine live in one of the safest, most crime-free states in the nation. According to 2004 State Rankings:

Maine has the 3rd lowest violent crime rate in the nation.

Maine has the 8th lowest property crime rate in the country.

Maine's overall crime rate is the 6th lowest in the nation.





Tourism

There's a lot to love about Portland!

Just ask the four million tourists who visit Portland each year.

Recreation, entertainment, scenery, culture- we've got the market cornered.

And the same things that attract vacationers make Portland a wonderful place to live.

"One of America's Top 10 Dream Towns"

Outside Magazine

Arts District

In Portland's Art District one can experience all the arts and cultural opportunities of any major metropolitan city but on a much more livable scale. From classical to cutting edge, the performing and visual arts are vividly presented in galleries, museums, live theaters and alternative performance venues and the area has become well known as an antique shoppers dream. The Portland Museum of Art, houses a permanent collection of paintings by Winslow Homer, Renoir, Degas, Monet, Picasso and other Masters; Merrill Auditorium with its 9.5 million renovation is now a magnificent opera, ballet and concert hall; the Portland Symphony Orchestra; the award winning Children's Museum of Maine; and Portland Stage Company are all within a ten-minute walk.



Historic Old Port

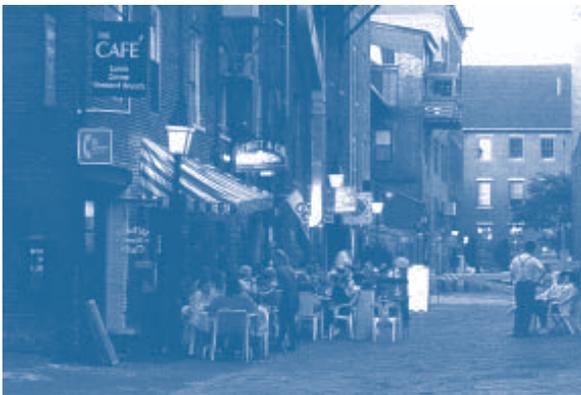
Portland's Old Port is one of the most successful revitalized warehouse districts in the country. Seamlessly connected to the waterfront, the Old Port is both a working waterfront and a chic shopping, dining, and entertainment district. Just steps from the water, one can stroll the cobblestone streets and experience the quaint charm of this district. The boutique shopping, one-of-a-kind stores, restaurants serving Maine's famous lobster dishes or the latest nouveau cuisine, and a vibrant nightlife are all unparalleled to any other New England city.

Portland is a food enthusiasts paradise and it is rumored we have more restaurants per capita than any other U.S. city second only to San Francisco.

One of the Ten Safest.

Culturally Most Fascinating U.S. Cities

Travel Smart Consumer Newsletter



www.portlandmaine.gov

"One of America's 50 Cities that Sizzle"

National Restaurant Association