



# FOR LEASE | NEW CONSTRUCTION RETAIL/OFFICE

## 185 Commercial Street, Portland ME

### Breaking Ground Soon!



### Property Description:

Available Space: Retail  
2,334 SF-5,439 SF

Lease Rate: 1st Floor \$55.00 PSF NNN  
2nd Floor \$30 PSF NNN

This exciting new mixed-use construction project is planned to be completed for the 1st Quarter of 2025 and will feature street level retail with potential additional commercial space available on the second floor. Designed for high end retailers, the modern architecture and contemporary design of this building will make it stand out amongst others on Commercial Street. Additionally this property will feature luxury, full floor residential condos on floors 3 through 6.

- **Property Address:** 185 Commercial Street, Portland, ME
  - **Owner:** 185 Commercial St. LLC
  - **Year Built:** TBB
  - **Zoning:** B3
  - **Utilities:** Forced hot air & Central AC—Separately Metered
  - **Parking:** Surface lots, metered parking, and parking garages.
  - **On-Site Amenities:** Elevator, Waterfront views, attractive brick and glass exterior, highly visible
- Commercial Space Available:**
- 1st Floor:** Retail 2,334 SF
  - 2nd Floor:** Retail/Office 3,210 SF
- Residential Units:**  
(See Broker For Details)
- 3rd:** 3,254 SF
  - 4th:** 3,172 SF
  - 5th:** PENDING
  - 6th:** PENDING

**Steve Baumann**  
**President . CEO**  
**241 US Route One**  
**4th Floor**  
**Falmouth, Maine 04105**  
**O . 207.253.1781**  
**C . 207.831.4063**  
**E . sbaumann@compass-cb.com**  
**W . www.compass-cb.com**





**COMPASS**  
COMMERCIAL BROKERS

# Rendering

185 Commercial Street, Portland ME



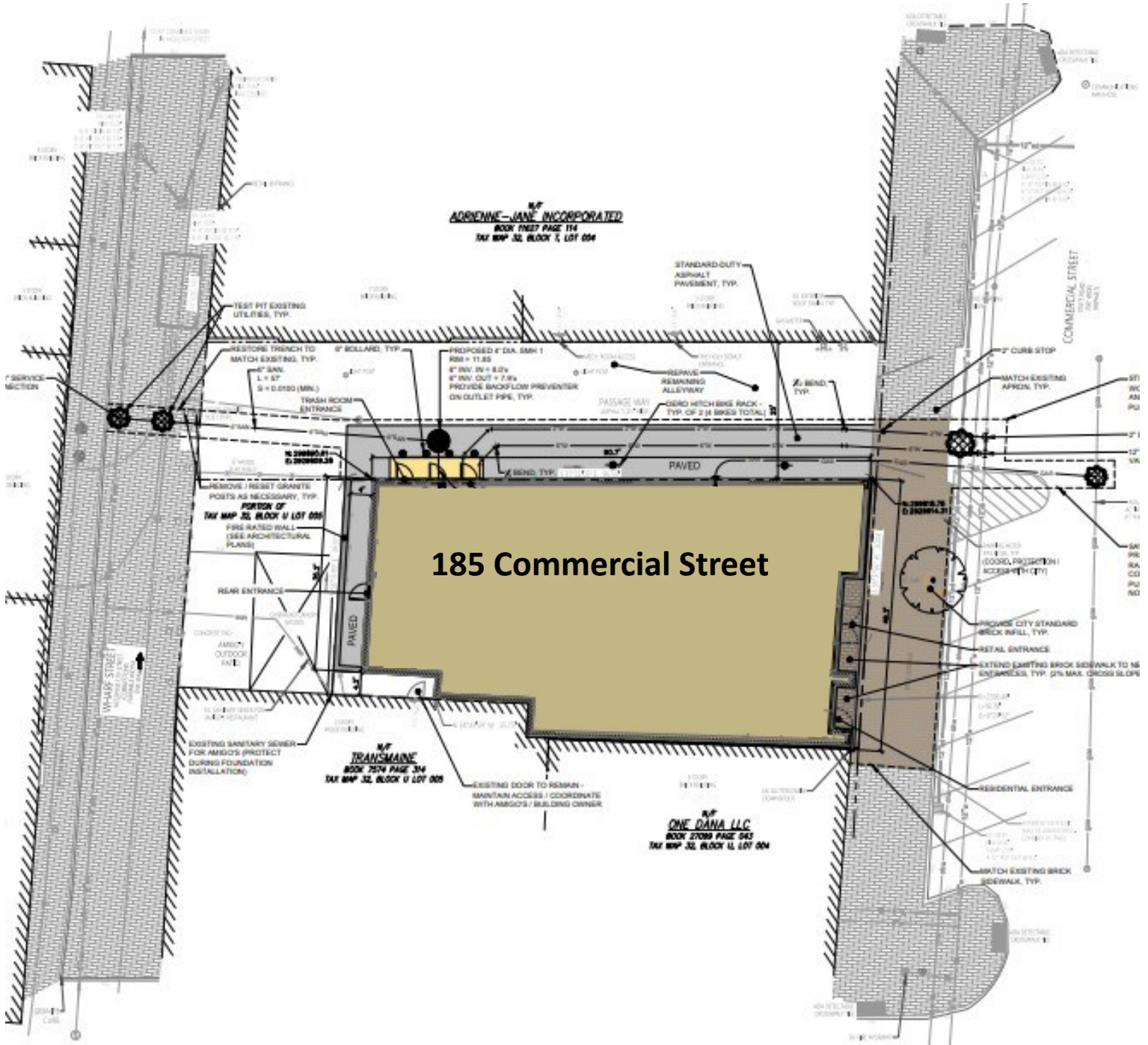




**COMPASS**  
COMMERCIAL BROKERS

# Site Plan

## 185 Commercial Street, Portland ME



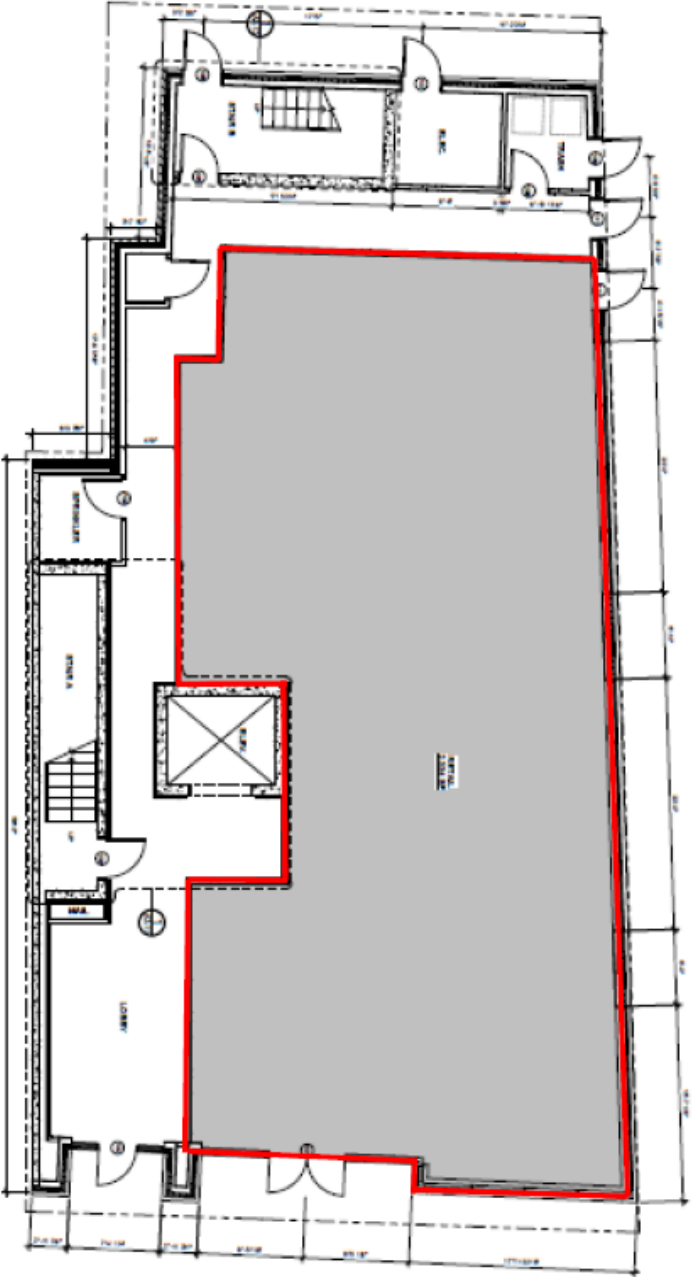


# First & Second Floor

185 Commercial Street, Portland ME



**Second Floor: Commercial Space**



**RETAIL AREA: 1st Floor**



# Residential Interior Renderings

185 Commercial Street, Portland ME



UNIT 300 - 3,254 SF

UNIT 500 - **COMMITTED**

UNIT 400 - 3,172 SF

UNIT 600 - **COMMITTED**





**COMPASS**  
COMMERCIAL BROKERS

# Exterior Side Elevation

185 Commercial Street, Portland ME





COMPASS  
COMMERCIAL BROKERS

# Location

185 Commercial Street, Portland ME







# Surrounding Businesses

185 Commercial Street, Portland ME

