



RETAIL FOR LEASE

3 Commercial Street, Portland ME



Property Description:

Available Space: 800 +/- SF

Lease Rate: \$40.00 / SF NNN

With a large glass storefront, this space is perfect for Retail or Service use. With excellent visibility along Portland’s beautiful waterfront, this property offers an unparalleled location on the corner of Portland’s fastest growing waterfront district. In close proximity to Brickyard Hollow, Fetch, Speckled Axe, WEX, Sunlife, Roux Institute, Covetrus, and many other corporate giants choosing to move their headquarters to this dynamic new part of Portland. Renovations are projected to be completed 1st quarter 2024 at the adjacent property 1 Commercial Street of which is now under contract.

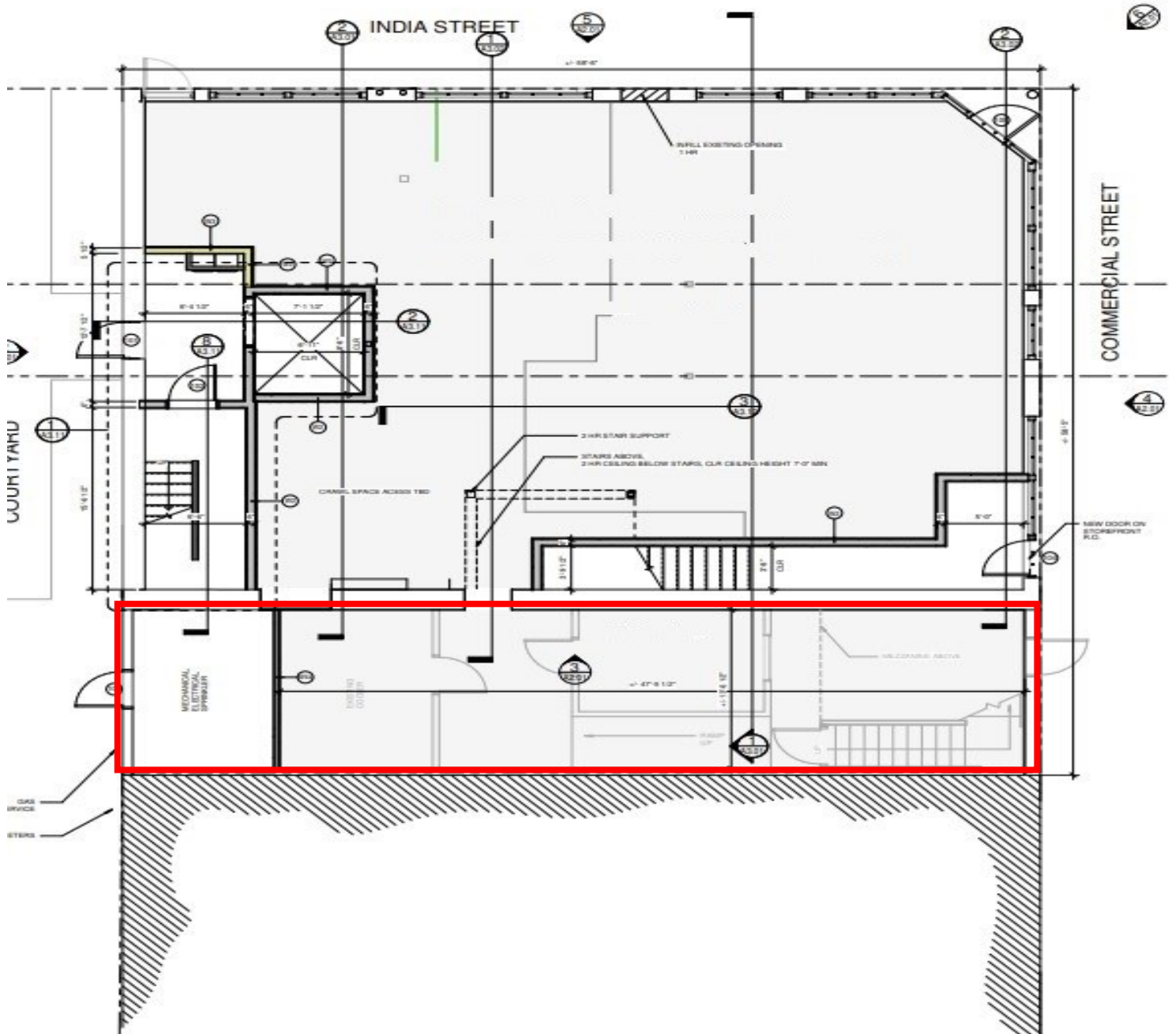
- **Property Address:** 3 Commercial Street, Portland, ME 04101
- **Owner:** Casco Portland Partners LLC
- **Year Built:** 1900
- **Zoning:** B3
- **Map / Lot:** Map 29, Lot 26
- **Land Area:** 0.08 +/- acres
- **Building Size:** 12,847 +/- SF
- **Utilities:** Natural gas, Electric
- **Parking:** Onsite parking, shared public lot.
- **On-Site Amenities:** Waterfront views, Excellent visibility

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Floor plan

1 Commercial, Portland ME



Detailed layouts will be specific to the tenants preferences and needs and are subject to change once final plans have been approved.



Building Plan

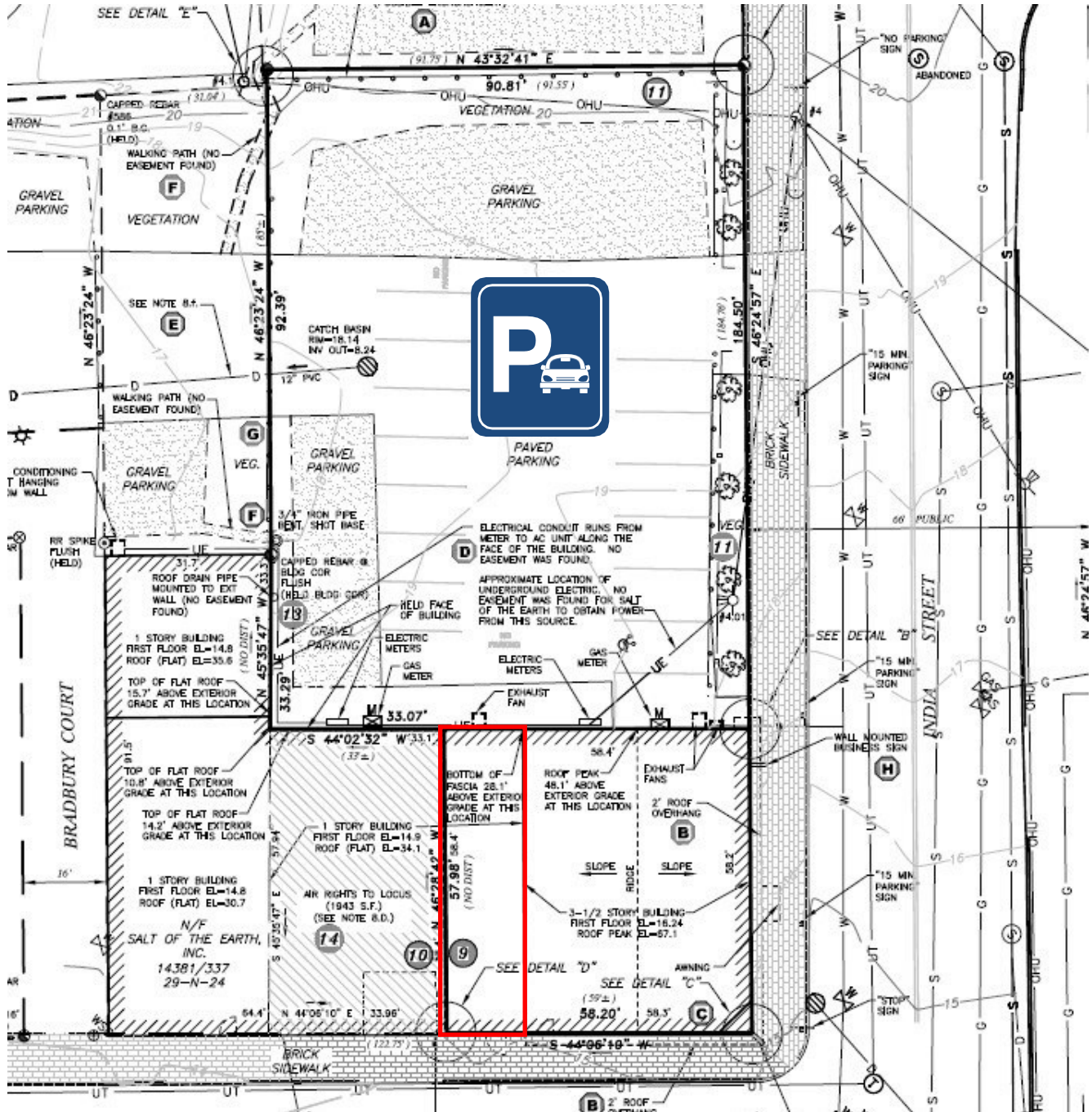
1 Commercial, Portland ME



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Site Plan

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Aerials

1 Commercial, Portland ME

