



COMPASS
COMMERCIAL BROKERS

OFFICE FOR LEASE

125 Presumpscot Street, Portland, ME



Property Description:

Available Space: 2800 ± SF

Lease Rate: \$14.50 PSF NNN

Compass Commercial Brokers is pleased to present 2,800 SF of office space in the historic Roundhouse complex. The Roundhouse campus consists of over 62,000 SF of office space, upgraded parking areas and mature landscaping. Easy access from I-295 and Washington Avenue, ample parking is available on site. With it's close proximity to downtown Portland and destinations north, the Roundhouse is a compelling property to locate your business. Long term tenants include; Department of Motor Vehicles, Matrix, Pizzagalli Construction, Maine Academy of Modern Music, Administrative Office of the Courts and many others.

- **Property Address:** 125 Presumpscot Portland, ME
- **Owner:** 125 PRESUMPCOT SPE LLC & PRESUMPCOT-PORTLAND INVESTORS LLC

- **NNN:** \$4.67
- **Year Built:** 1940
- **Zoning:** IM
- **Building Use:** PROF BLDG
- **Building Size:** 42,616 SF

- **Sprinkler:** Yes
- **Parking:** Ample on-site parking
- **TERM:** 5 to 10 Years
- **Elevator:** No

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Exterior Photos

125 Presumpscot. Portland, ME



Interior Photos

125 Presumpscot. Portland, ME





Floor Plan

125 Presumpscot. Portland, ME



Property of gd-de-tech	
Ade Management Jerome C. Ade P.O. Box 403 Portland, ME 04112	
Last Rev	
Floor Plans	
The Roundhouse New England Family Ground & Second	
RH-32	

