



RETAIL/OFFICE/FLEX FOR LEASE

75 Northport Drive, Portland, ME 04103

JOIN NXGEN FITNESS & WOOF PLAY EAT!



Property Description:

Available Space:
20,725-45,657+/- SF

Lease Rate:
\$10-\$13 PSF NNN

Compass Commercial Brokers is pleased to offer for lease 75 Northport Drive in Portland, Maine. This versatile property suits retail, flex, and office uses, featuring 18-19 foot clear heights, a loading dock, climate control, a commercial-grade kitchen, and locker room facilities. In addition to retail and flex tenants, the building is exceptionally well suited for office users seeking a modern, dynamic environment with room for collaboration, team amenities, and creative workspace design. The space is ideal for concepts that blend office, entertainment, hospitality, and recreation. Located at the intersection of Allen Avenue and Washington Avenue, the property offers easy access to I-295, surrounding business districts, and ample on-site parking. With its high visibility and prime location, this is an exceptional opportunity in one of Portland's most desirable commercial areas. Join NXGen Fitness Center and Woof Play Eat in this vibrant neighborhood.

- Property Address:** 75 Northport Drive, Portland, ME
- Owner:** Northport Investments LLC
- Year Built:** 1972
- Zoning:** B-2 (Business Community)
- Building Size:** 72,243+/- SF
- Utilities:** Natural Gas
- Parking:** Ample On-Site Parking
- Clear Height:** 18ft -19ft
- Sprinkler:** Yes
- Power:** 1200amp, 480 volt, 3-Phase.
- Lighting:** LED
- Amenities:** Loading Dock, Climate Control, Commercial Grade Kitchen, and Locker Rooms. Excellent Access

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Exterior Photos

75 Northport Drive, Portland, ME





Exterior Photos

75 Northport Drive, Portland, ME

Suite A Main Entry



Suite A Loading Dock





Interior Photos

75 Northport Drive, Portland, ME





Interior Photos

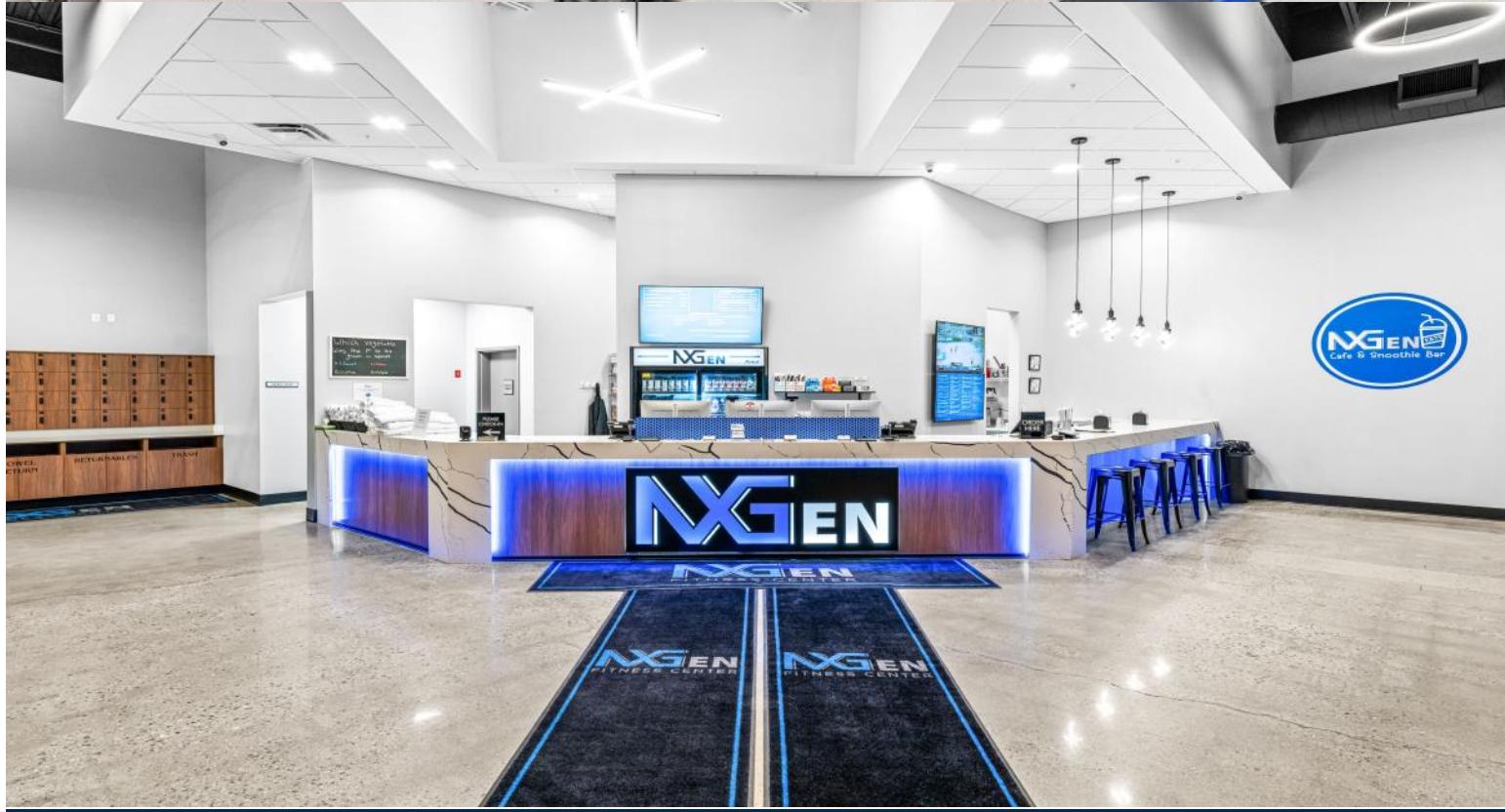
75 Northport Drive, Portland, ME





Finished Space Examples

75 Northport Drive, Portland, ME



Finished Space Examples

75 Northport Drive, Portland, ME





Floorplan & Division Plan

75 Northport Drive, Portland, ME



Division Plan Key:

Suite A: 20,725+/- SF (See Broker for Rate)

Suite B: 24,932+/- SF (See Broker for Rate)

Suites A & B Combined: 45,657+/- SF (See Broker for Rate)



Area Map & Site Plan

