



COMPASS
COMMERCIAL BROKERS

RETAIL/OFFICE FOR SUBLEASE

215 Main Street, Biddeford, ME 04005



Property Description:

Sublease Rate: \$18.83
PSF Modified Gross

Available Space:
1,509+/- SF

Located in the heart of downtown Biddeford, this 1,509+/- SF retail/office suite offers high visibility frontage along Main Street with large storefront windows that flood the space with natural light. The suite features exposed brick, hardwood and carpeted flooring, a welcoming reception area, multiple private offices, kitchenette, private restroom and two conference rooms, delivering a polished and move-in ready professional environment. Situated in a historic 1910 three-story building, the space sits within one of Maine's fastest growing downtowns, surrounded by the Pepperell Mill District, the Lincoln Hotel, and a thriving mix of restaurants, breweries, and retail. On-site parking is available with 2-3 spaces, and the MSRD1 zoning supports a wide range of retail and office uses. This is an exceptional sublease opportunity for a business seeking a prominent presence in a vibrant, walkable urban setting.

- **Property Address:** 215 Main Street, Biddeford, ME
- **Primary Landlord:** 1-3A Beacon LLC
- **Sub-Lessor:** Furman Gregory, LLC
- **Zoning:** MSRD1
- **Year Built:** 1910
- **Building Size:** 6,210+/- SF
- **No. of Stories:** Three (3)
- **Parking:** On-Site Parking Available.
- **Sublease:** Yes
- **Office Furnishings:** High-end office furnishings can be included. (See Broker for Details).

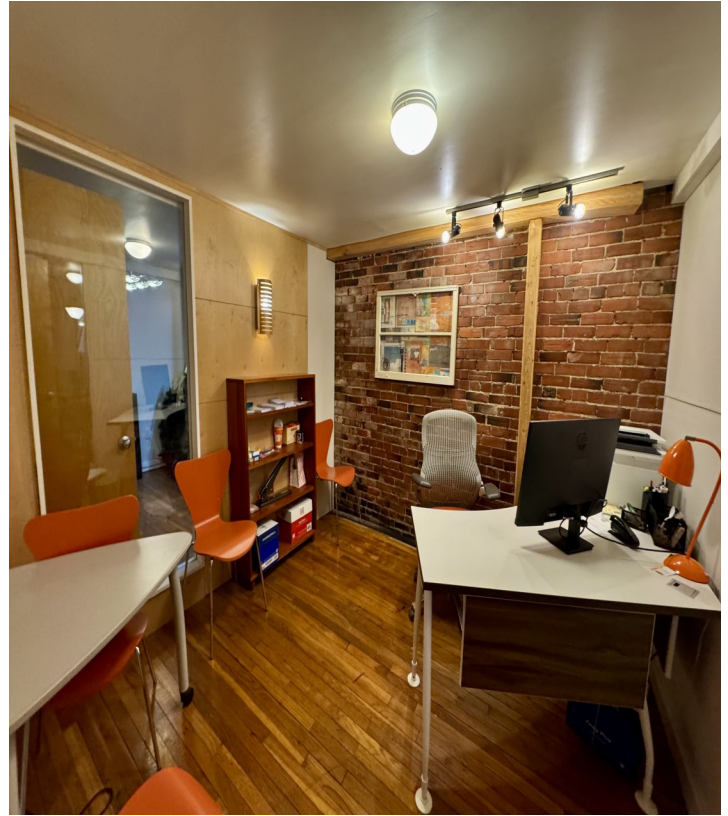
Jack Baumann
Associate Broker
241 US Route One
4th Floor
Falmouth, Maine 04105
O . 207.253.1781
C . 207.210.5451
E . jbaumann@compass-cb.com
W . www.compass-cb.com



COMPASS
COMMERCIAL BROKERS

Interior Photos

215 Main Street, Biddeford, ME 04005





COMPASS
COMMERCIAL BROKERS

Exterior Photos

215 Main Street, Biddeford, ME 04005





COMPASS
COMMERCIAL BROKERS

AREA MAP

215 Main Street, Biddeford, ME 04005

Saco River



SUBJECT PROPERTY

