COMPASS
COMMERCIAL BROKERS

232-236 COMMERCIAL STREET IN PORTLAND

is located directly on Commercial Street in the heart of downtown Portland's Old Port District. With exceptional views of Portland's bustling working waterfront as well as Commercial Street, this impressive location features brick and masonry construction, outside patio for additional seating, plenty of windows for an abundance of natural light, walking distance to numerous local and national retailers and restaurants, close proximity to US Route 1, I-295, I-95 and the Portland Jetport and offers unparalleled exposure and visibility to pedestrian and vehicular traffic along one of the area's most famous and busy streets along downtown Portland's beautiful waterfront.

STEVE BAUMANN | PRESIDENT & CEO
JACK BAUMANN | DIR OF LEASING | ASSOC. BROKER
COMPASS COMMERCIAL BROKERS
241 US ROUTE ONE | FOURTH FLOOR
FALMOUTH, ME 04105
O. 207.253,.1781 | W. www.compass-cb.com
E: sbaumann@compass-cb.com | C. 207.831.4063
E: jbaumann@compass-cb.com | C. 207.210.5451

HIGHLY VISIBLE RETAIL SPACE FOR LEASE



CONCEPTUAL DESIGN ABOVE SHOWS NEW FAÇADE WITH RETAIL SPACE WITH OUTSIDE PATIO

EXCEPTIONAL LOCATION ALONG PORTLAND'S WATERFRONT

232-236 COMMERCIAL STREET | PORTLAND | MAINE | 04101

SPECIFICATIONS



AVAILABILITIES



CONCEPTUAL DESIGN ABOVE SHOWS NEW FAÇADE WITH RETAIL SPACE WITH OUTSIDE PATIO

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OWNERSHIP:

The property is owned by 5 Widgery Wharf, LLC

PROPERTY FEATURES

YEAR BUILT:	1984
ZONING:	WCZ/DEOZ
PARKING:	4-6 spaces
BUILDING SIZE:	14,840+/- sf
NO OF STORIES:	Three (3)
POWER:	200AMP 3Phase with ability to be expanded

AVAILABLE SPACES:

SPACE 1	1,748+/- SF
SPACE 2:	1,600+/- SF
SPACES 1 & 2:	3,348+/- SF
LEASE RATE:	$ 55.00—$ 60.00|PSF NNN
LOCATION:	1st Floor	Retail or Office
NNN:	See broker for details

DETAILS:

PARKING:	Area surface lots and garages
HVAC:	Heat pump heat and AC
SPRINKLER:	Yes

SEE NEXT PAGE FOR FLOOR PLAN OF AVAILABLE SPACE

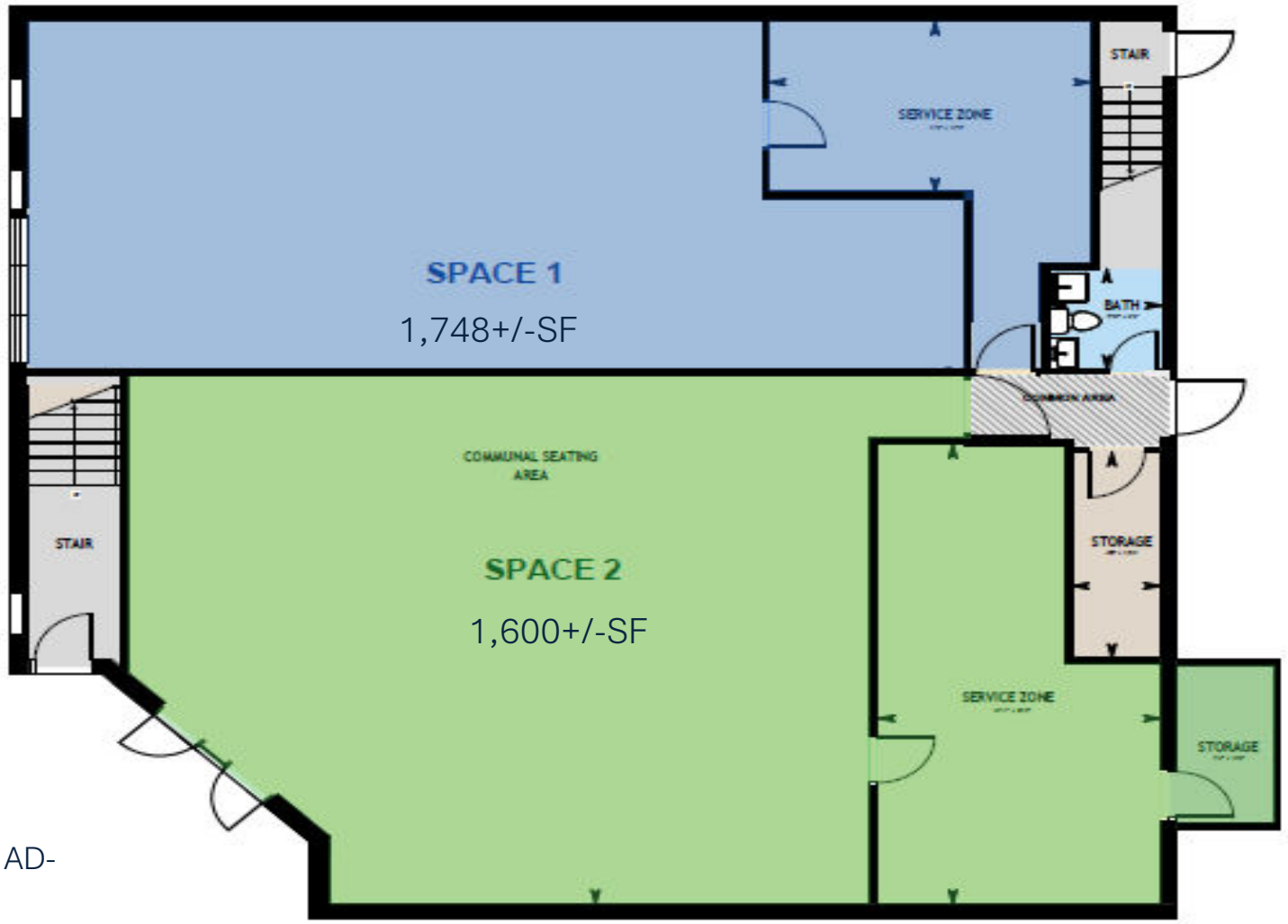
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FLOOR PLAN

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DEMISING WALL →



SPACE 1 | 1,748+/- SF
SPACE 2 | 1,600+/- SF

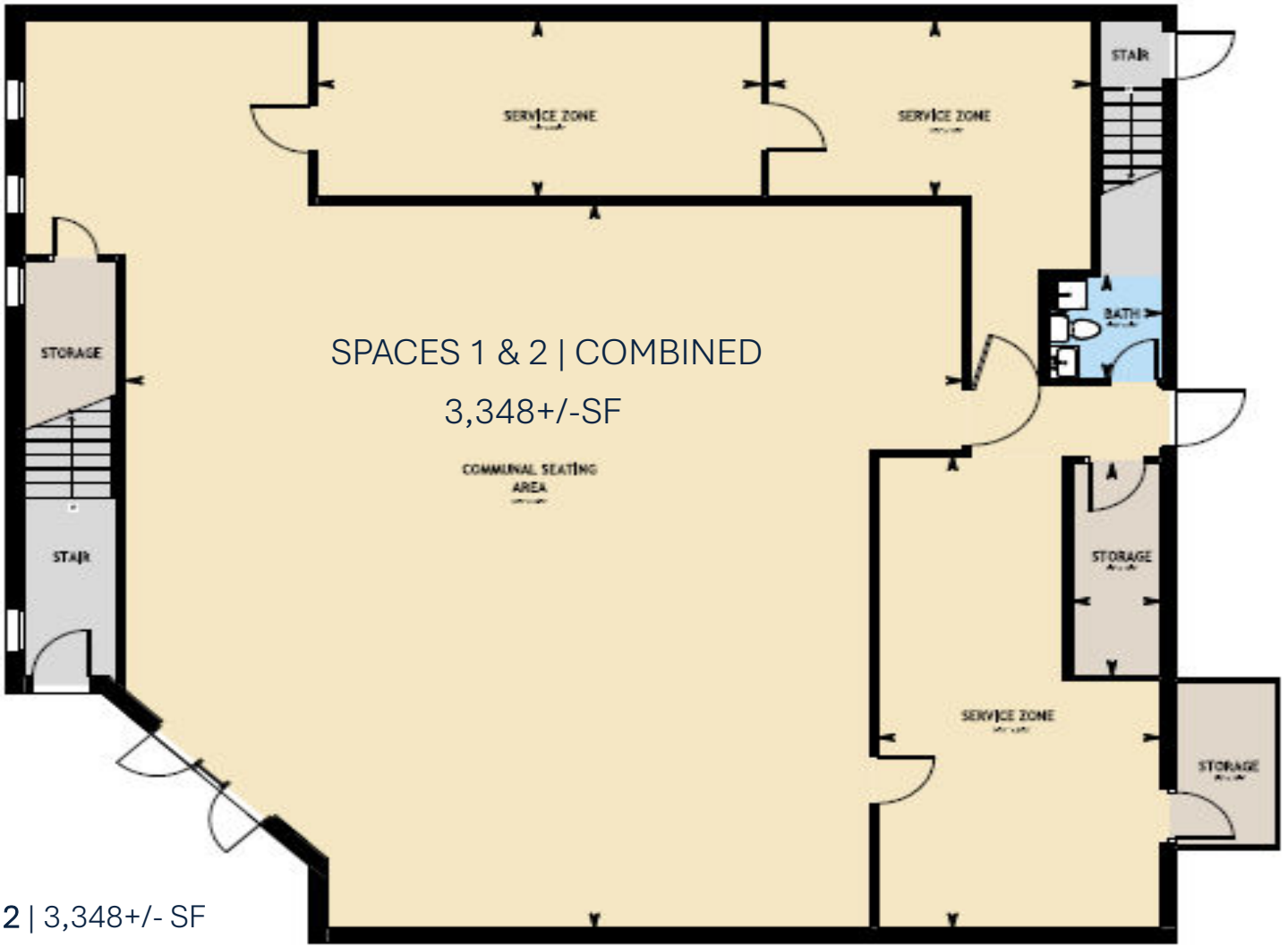
NOTES:
DEMISING WALL CAN BE AD-JUSTED | THIS IS CONCEPTUAL LAYOUT

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HIGHLY VISIBLE RETAIL SPACE FOR LEASE

FLOOR PLAN

232-236 COMMERCIAL STREET | PORTLAND| MAINE | 04101



SPACES 1 & 2 | 3,348+/- SF

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VIRTUAL RENDERING

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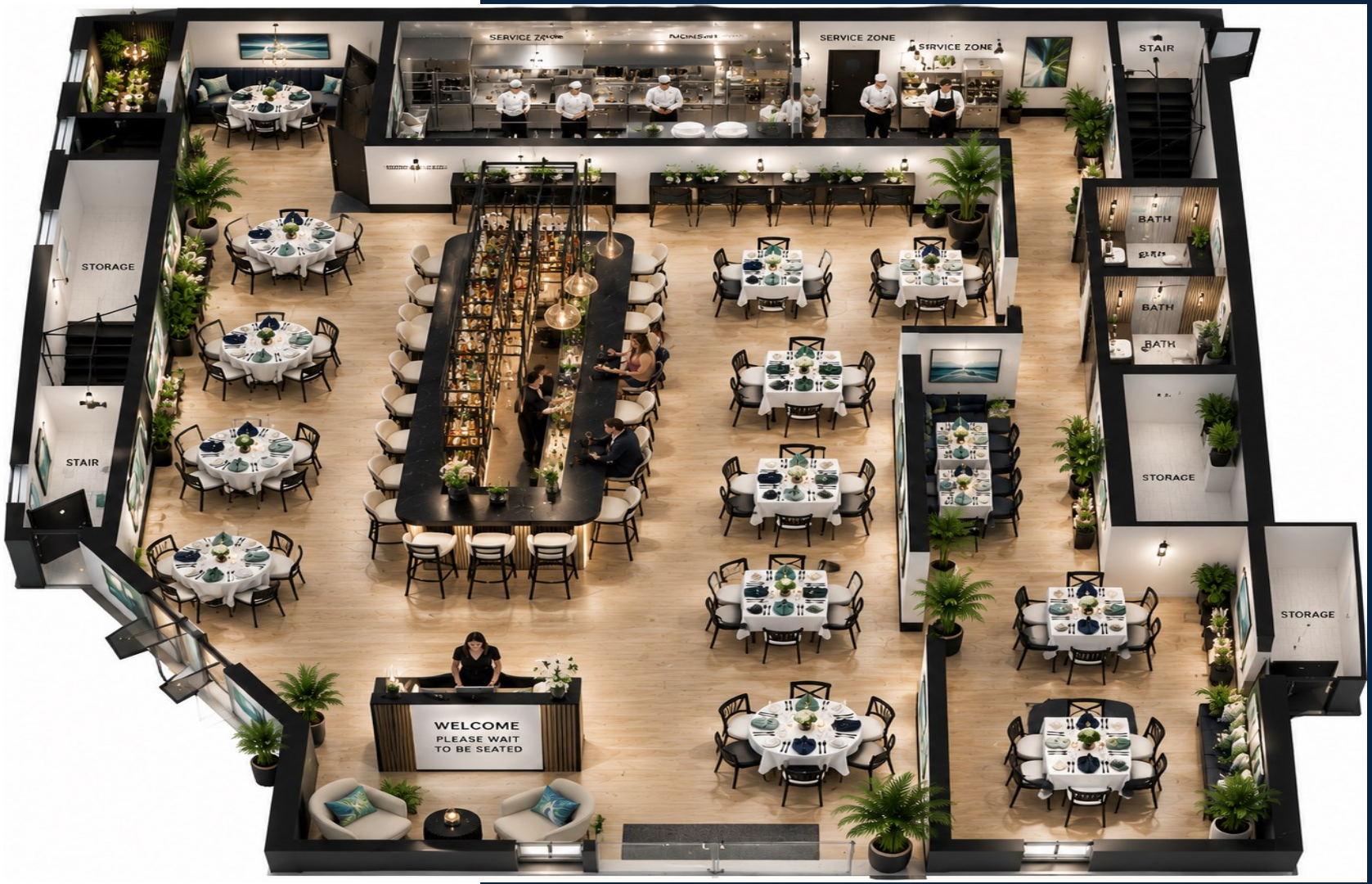
CONCEPTUAL DESIGN ABOVE SHOWS NEW FAÇADE WITH RETAIL SPACE WITH OUTSIDE PATIO

COMPASS
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HIGHLY VISIBLE RETAIL SPACE FOR LEASE

VIRTUAL RENDERING

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RENDERING SHOWS 1ST FLOOR SPACE AS RESTAURANT AND BAR

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HIGHLY VISIBLE RETAIL SPACE FOR LEASE

VIRTUAL RENDERING

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RENDERING SHOWS 1ST FLOOR SPACE AS RETAIL STORE

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HIGHLY VISIBLE RETAIL SPACE FOR LEASE

LOCAL TENANT MIX

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RESTAURANTS

1 DiMillo's
2 Flat Bread
3 Gilbert's Chowder
4 Dry Dock
5 RiRas
13 Scales
15 Eventide
18 Brick Yard Hollow
19 Street & Company
20 J's Oyster
21 Friendly Toast
22 Fore Street
23 Via Vecchio
34 Yosaku
37 Salt Yard Café
38 Harbor Bistro & Terrace
39 Hi Bombay

FINANCE

9 TD Bank
12 Saco Biddeford Savings
26 M&T Bank
30 Key Bank
31 Camden Bank
32 NBT Bank

FITNESS

35 Pure Barre

ENTERTAINMENT

11 Cross Arena
29 Aura
39 Oasis

FAST FOOD

24 Holy Donut
25 Starbucks

COMMERCIAL ST RETAIL

36 Browne Trading Market
41 Bristol Seafood
42 Get Maine Lobster
43 Stonewall Kitchen
44 Ethan Allen
45 Sea Bags
46 Simon Pearce
53 Ports of Call
54 Danforth Pewter
55 LeRoux Kitchen
56 The Blue Lobster
57 Shipwreck & Cargo
58 Mexicali Blues
59 Motifs
60 Portland Dry Goods
61 David Wood Clothiers

OLD PORT RETAIL

47 Urban Outfitters
48 West Elm
49 Athleta
50 Madewell
51 Free People
52 Anthropologie

BUSINESS

7 Pierce Atwood
8 MEMIC
10 Verrill & Dana
13 Town Square Media
14 Fidelity Investments
16 Bernstein Shur
27 WEX

HOTELS

6 Canopy by Hilton
17 Hilton Garden Inn
28 Portland Regency & Spa
32 Hyatt Place
33 Portland Harbor Hotel
40 Courtyard by Marriott

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HIGHLY VISIBLE RETAIL SPACE FOR LEASE

AMENITIES



DEMOGRAPHICS



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PROPERTY AMENITIES

The property is situated in the heart of downtown Portland's famous Old Port District and along the bustling working waterfront offering immediate access to Portland's top restaurants, breweries, and waterfront amenities with strong pedestrian & vehicular traffic and excellent walkability. Close to both I-295 and I-95 connector as well as Portland Jetport. The property is easy accessible at the corner of signaled intersection and close to all area surface parking lots and garages. The property also offers an outdoor patio area perfect for additional seating or waiting area for clientele or just a place to relax and take in the energy of the beautiful waterfront area.

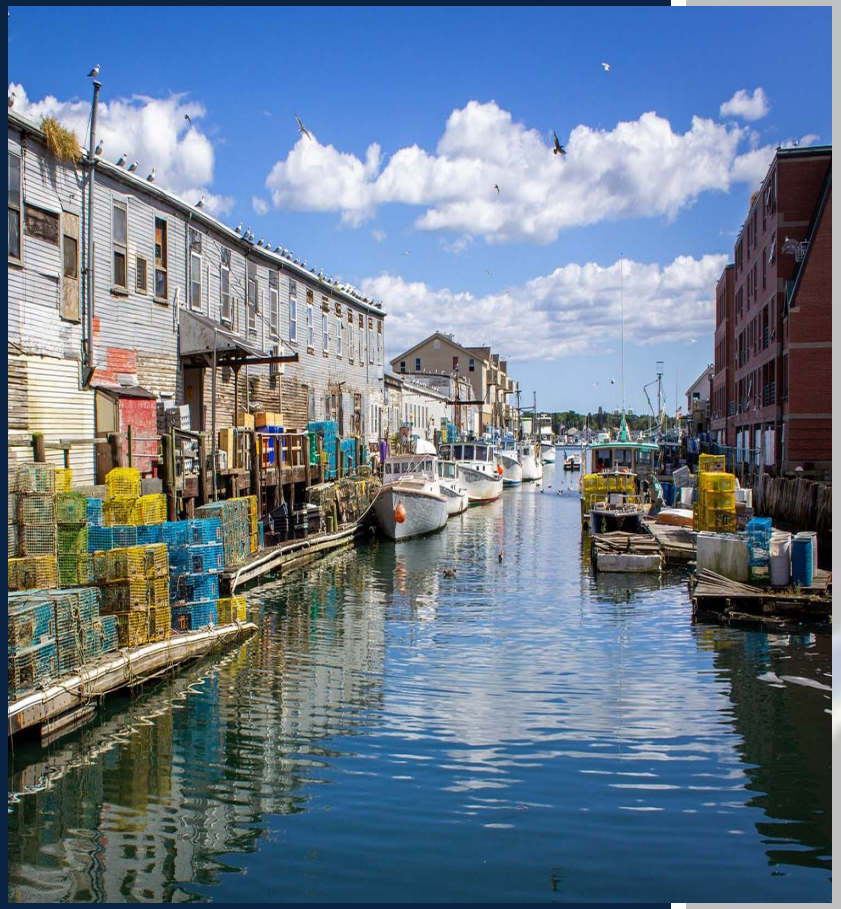
POPULATION:	69,911 (2025)
AVERAGE GROWTH:	2.2% (2020-2025)
HOUSEHOLDS:	32,965 (2020-2024)
MEDIAN HOME VALUE:	$ 489,600 (2020-2024)
MEDIAN INCOME:	$ 79,540 (Household)
MEDIAN AGE:	37.8 Years
LAND AREA:	21.54+/- Miles

Portland is located in Cumberland County and is part of the Greater Portland area including South Portland, Westbrook and other communities.

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HIGHLY VISIBLE RETAIL SPACE FOR LEASE

LEASING CONTACTS



PORTLAND'S WORKING WATERFRONT

COMPASS
COMMERCIAL BROKERS

HIGHLY VISIBLE RETAIL SPACE FOR LEASE

LEASING REPRESENTATIVES

STEVE BAUMANN

President | CEO | Broker

Compass Commercial Brokers, LLC
241 US Route One, Floor 4
Falmouth, Maine 04105
Office: 207. 253.1781
Cell: 207. 831.4063
Email: sbaumann@compass-cb.com

JACKSON BAUMANN

Director of Leasing | Associate Broker

Compass Commercial Brokers, LLC
241 US Route One, Floor 4
Falmouth, Maine 04105
Office: 207. 253.1781
Cell: 207.210.5451
Email: jbaumann@compass-cb.com

TO VIEW FROM WEBSITE SCAN QR CODE

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