



1 UNION WHARF 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
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HIGHLY VISIBLE RETAIL SPACE FOR LEASE



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

EXCEPTIONAL LOCATION ALONG PORTLAND'S WATERFRONT

1 UNION WHARF | 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)

AVAILABLE SPACES:

SQUARE FOOTAGE:	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

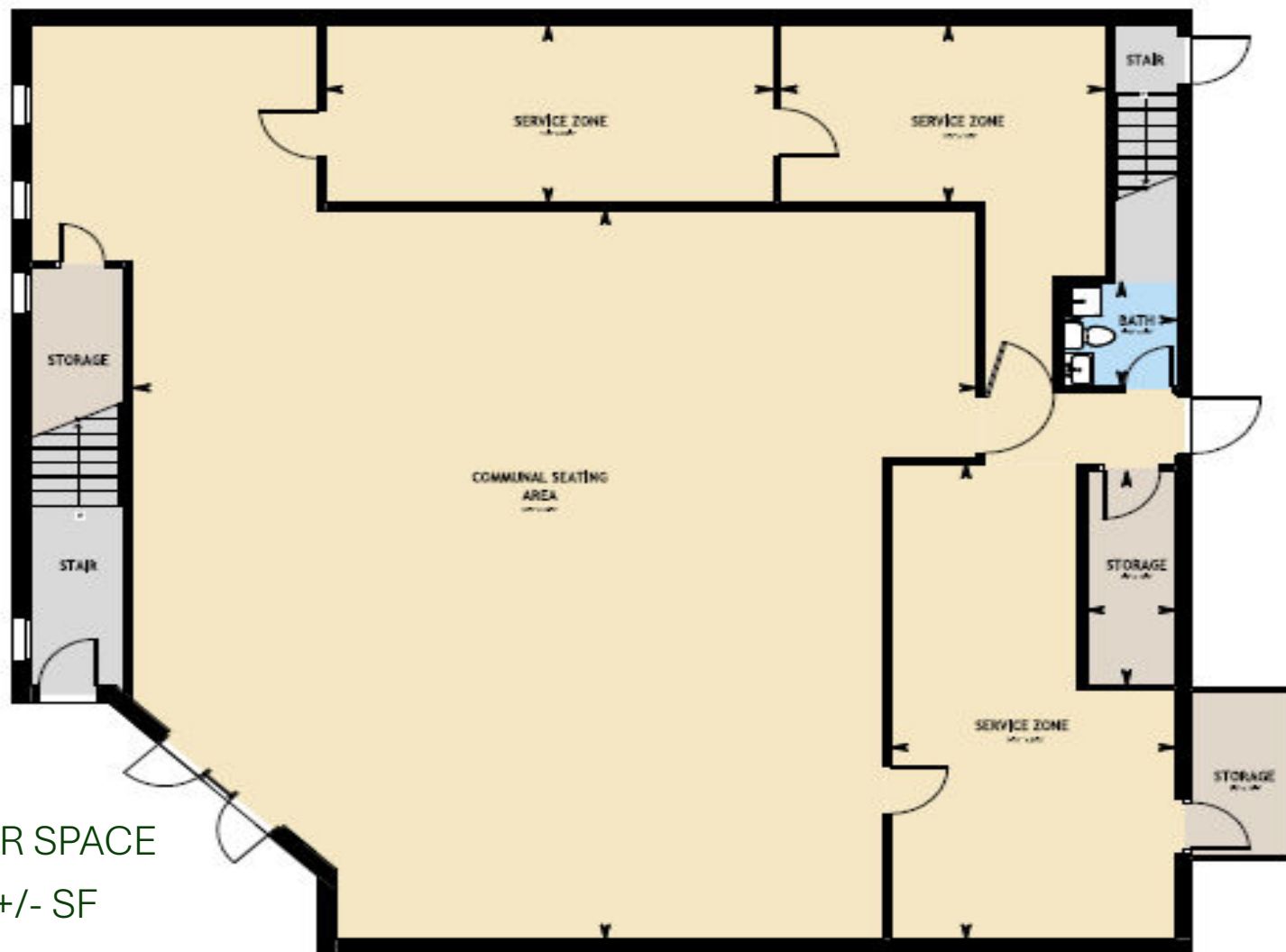
SEE NEXT PAGE FOR FLOOR PLAN OF AVAILABLE SPACE

HIGHLY VISIBLE RETAIL SPACE FOR LEASE



FLOOR PLAN

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1st FLOOR SPACE
3,348+/- SF



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VIRTUAL RENDERING

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RENDERING SHOWS 1ST FLOOR SPACE AS RESTAURANT AND BAR



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RENDERING SHOWS 1ST FLOOR SPACE AS RETAIL STORE

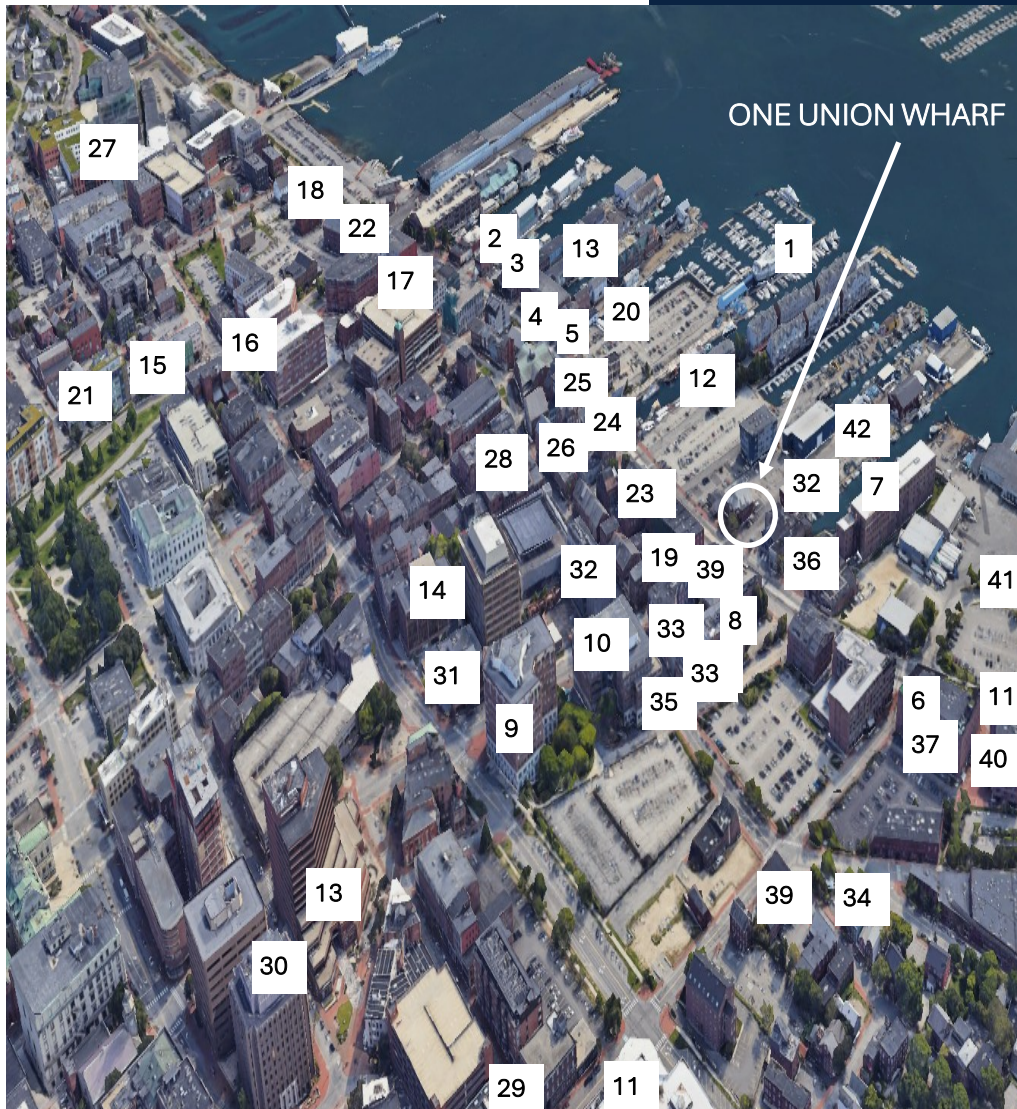


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LOCAL TENANT MIX

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RESTAURANTS

- 1 DiMillo's
- 2 Flat Bread
- 3 Gilber'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

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

BUSINESS

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

SHOPPING

- 36 Browne Trading Market
- 41 Bristol Seafood
- 42 Get Maine Lobst

FAST FOOD

- 24 Holy Donut
- 25 Starbucks

HOTELS

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

ENTERTAINMENT

- 11 Cross Arena
- 29 Aura
- 39 Oasis

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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COMMERCIAL BROKERS

HIGHLY VISIBLE RETAIL SPACE FOR LEASE

LEASING CONTACTS

HIGHLY VISIBLE RETAIL SPACE FOR LEASE

LEASING REPRESENTATIVES

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JACKSON BAUMANN

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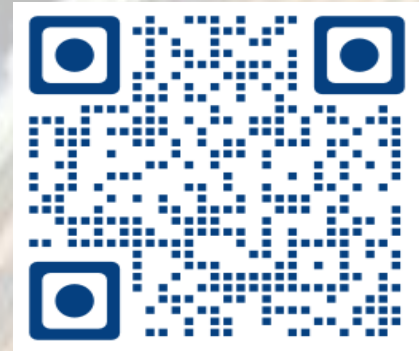
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PORTLAND'S WORKING WATERFRONT

TO VIEW FROM
WEBSITE
CLICK ON QR CODE



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