COMPASS
COMMERCIAL BROKERS

1 & 3 COMMERCIAL STREET IN PORTLAND with its large storefront windows is an ideal space for either retail or service use. With excellent visibility along Portland's beautiful waterfront, this property offers an unparalleled and heavily traveled location on the corner of Portland's fastest growing & vibrant waterfront district. In close proximity to Brickyard Hollow, Fetch, Speckled Axe, WEX, Sunlife, Roux Institute, Covetrus & many other corporate giants choosing to move their headquarters to this dynamic new part of Portland. Renovations are projected to be completed at the adjacent property 1 Commercial Street which is under contract. Just steps from the cruise ship terminal, the property is one of the first stops for passengers coming ashore.

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

FOR LEASE

HIGHLY COVETED RETAIL LOCATION



LOCATED NEAR BEAUTIFUL PORTLAND WATERFRONT

1-3 COMMERCIAL STREET
PORTLAND | MAINE | 04101

UNDER NEW OWNERSHIP



SPECIFICATIONS

1-3 COMMERCIAL STREET | PORTLAND| MAINE | 04101



OWNERSHIP:

The property is owned by 2 India Street LLC

PROPERTY FEATURES

YEAR BUILT:	1900
ZONING:	B3
MAP | LOT:	Mao 29 | Lot 26
PARKING:	On site parking | shared parking lot
BUILDING SIZE:	12,847+/- sf
LAND AREA:	.08+/- acres
UTILITIES:	Natural gas | electric

AVAILABILITIES



AVAILABLE SPACES

SQUARE FOOTAGE:	850+/- SF
LEASE RATE:	$ 3,750.00|Month NNN
NNN CHARGES:	See broker for details
LOCATION:	First Floor
ON SITE AMENITIES:	Waterfront views & exceptional visibility

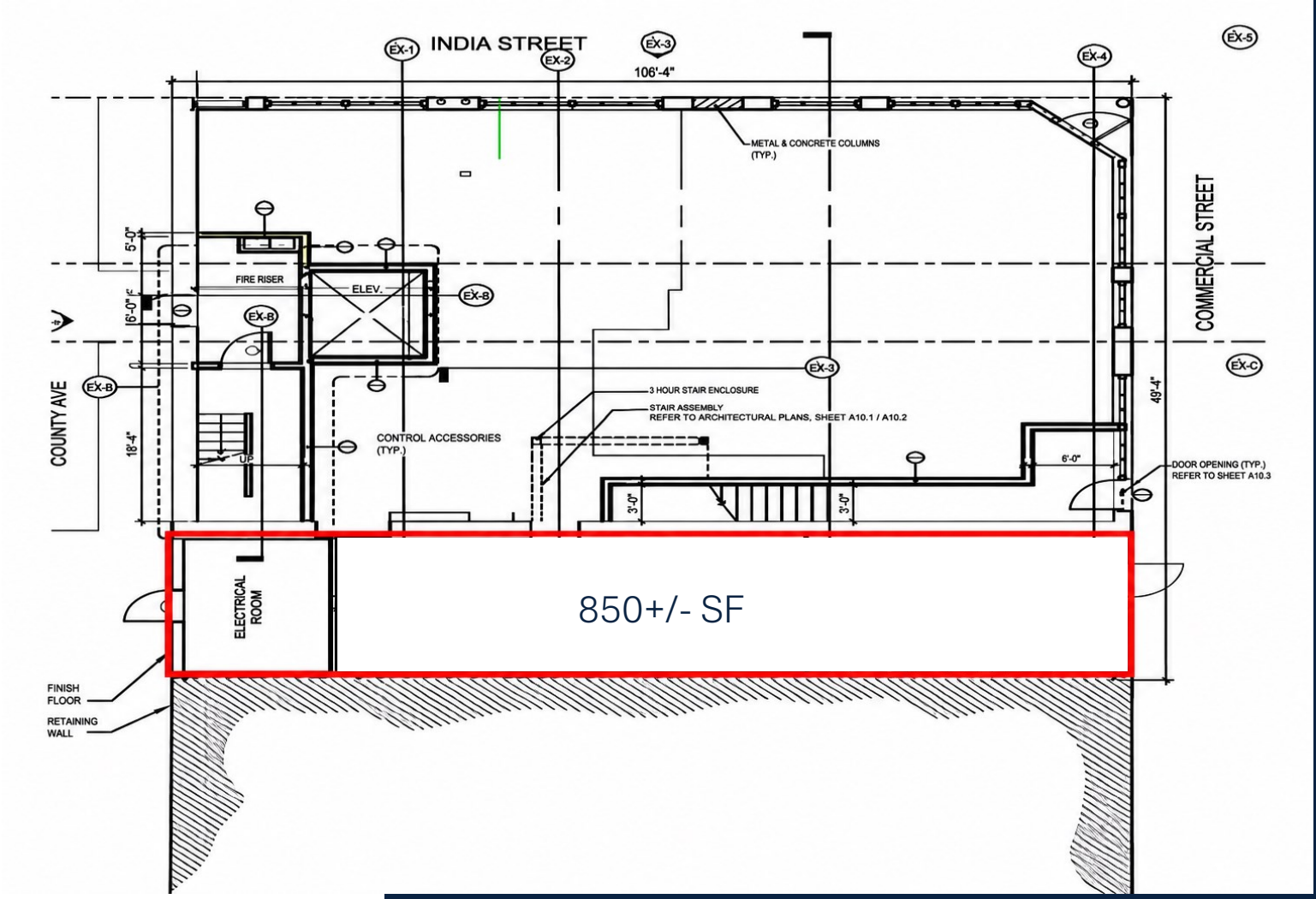
FLOOR PLAN SHOWN ON FOLLOWING PAGE

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FLOOR PLAN

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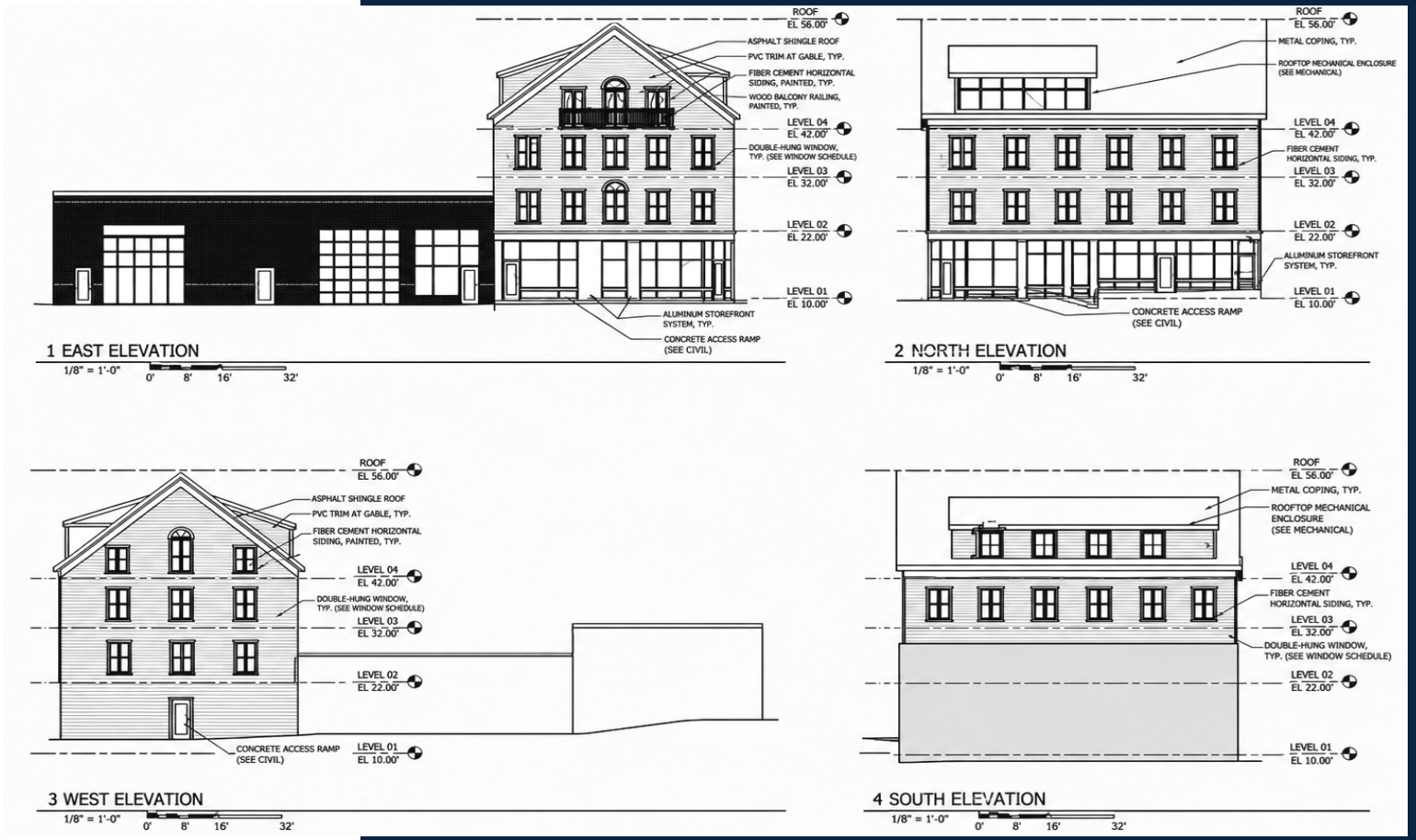


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BUILDING PLAN

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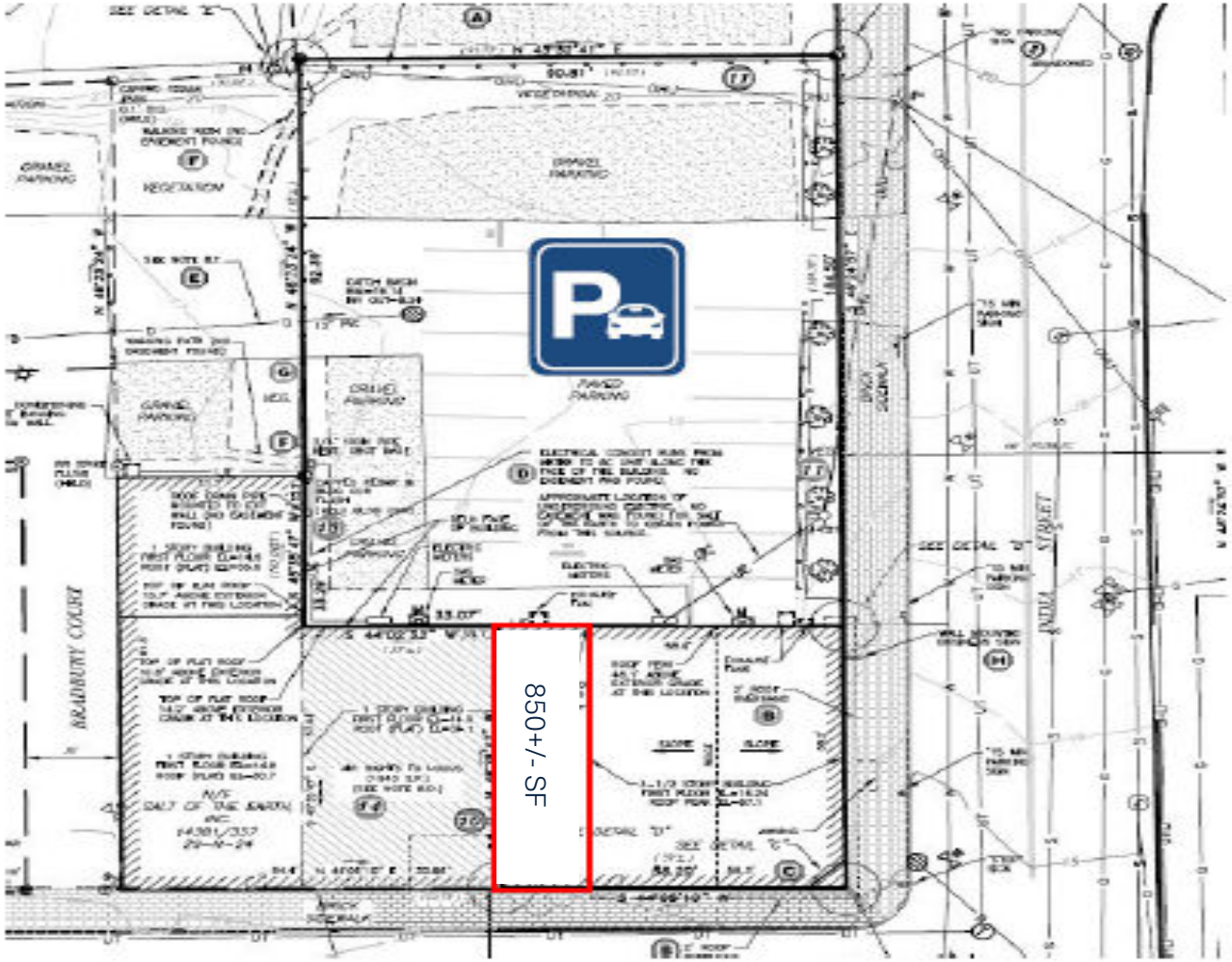
DETAILED LAYOUTS WILL BE SPECIFIC TO TENANTS PREFERENCES & NEEDS & ARE SUBJECT TO CHANGE ONCE FINAL PLANS APPROVED

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SITE PLAN

DETAILED LAYOUTS WILL BE SPECIFIC TO TENANTS PREFERENCES & NEEDS & ARE SUBJECT TO CHANGE ONCE FINAL PLANS APPROVED



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VIRTUAL RENDERINGS

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VIRTUAL RENDERINGS OF POTENTIAL RETAIL STOREFRONT

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LOCAL TENANT MIX

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HIGHLY COVETED RETAIL LOCATION | FOR LEASE

AERIAL PHOTOGRAPH

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HIGHLY COVETED RETAIL LOCATION | FOR LEASE

AERIAL PHOTOGRAPH

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AMENITIES



DEMOGRAPHICS



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PROPERTY AMENITIES

The property is situated in the Eastern Waterfront district offering immediate access to Portland's top restaurants, breweries, and waterfront amenities with strong pedestrian traffic and excellent walkability. The building features newly renovated retail or service space with waterfront views and ample on site parking and shared parking lot. Close to US Route One as well as both I-295 and I-95 (Maine Turnpike) connector as well as Portland Jetport while being located in one of the area's most dynamic markets and just minutes to areas like South Portland, Scarborough and Falmouth. .

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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LEASING CONTACTS



DOWNTOWN WATERFRONT DISTRICT

COMPASS
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HIGHLY COVETED RETAIL LOCATION 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 WEB-SITE SCAN CODE

LOCATED NEAR BEAUTIFUL PORTLAND WATERFRONT

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