COMPASS
COMMERCIAL BROKERS

125 PRESUMPSCOT ST IN PORTLAND

Known as the Roundhouse Complex, this historic office campus in East Deering offers a distinctive setting at one of the closest office campuses to downtown Portland. Encompassing 125, 131, and 135 Presumpscot Street, the property features approximately 72,000 SF surrounded by mature landscaping and upgraded parking.

Available suites include 4,000 SF with vaulted ceilings, windowed private offices across two levels, a conference room, kitchenette, reception area, and private bathrooms; and 7,180 SF with soaring ceilings, exposed brick and beams, perimeter offices, and a large conference room. Convenient access to I-295, Washington Avenue, and nearby amenities keeps your business connected.

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

4,000 +/- SF - 7,180 +/- SF OFFICE SPACE FOR LEASE



ROUNDHOUSE CAMPUS | MINIUTES FROM DOWNTOWN PORTLAND
ON-SITE PARKING | CONVENIENT ACCESS TO I-295

125 PRESUMPSCOT STREET | PORTLAND | MAINE | 04103

SPECIFICATIONS



AVAILABILITIES



125 PRESUMPSCOT ST | PORTLAND | MAINE | 04103

OWNERSHIP:

125 Presumpscot SPE LLC & Presumpscot-Portland Investiors, LLC

PROPERTY FEATURES

ADDRESS:	125, 131, & 135 PRESUMPSCOT ST | PORTLAND
ACERAGE:	6.85 +/- Acres
YEAR BUILT:	1940 (Renovated 2017)
SQUARE FOOTAGE:	72,000 +/- SF
ZONING:	I-M (Medium Impact Industrial)
STORIES:	1
PARKING:	Ample on-site parking
UTILITIES:	Public electricity, gas, water, & sewer
SPRINKLER:	Yes
SIGNAGE:	Building mout and pylon signage

AVAILABLE SPACES:

UNIT A:	4,000 +/- SF
UNIT B:	7,180 +/- SF
LEASE RATE:	$17.50 PSF NNN
LOCATION:	1st Floor Office Space
NNN:	$5.91 PSF

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PORTLAND OFFICE SPACE WITH PARKING

EXTERIOR PHOTOS

125 PRESUMPSCOT ST | PORTLAND | MAINE | 04103







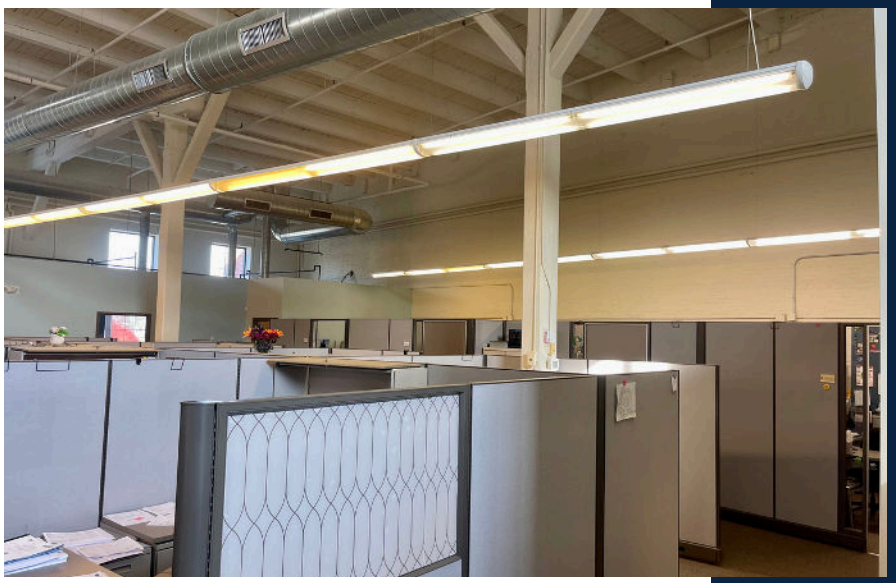


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PORTLAND OFFICE SPACE WITH PARKING

INTERIOR PHOTOS

125 PRESUMPSCOT ST | PORTLAND | MAINE | 04103









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PORTLAND OFFICE SPACE WITH PARKING

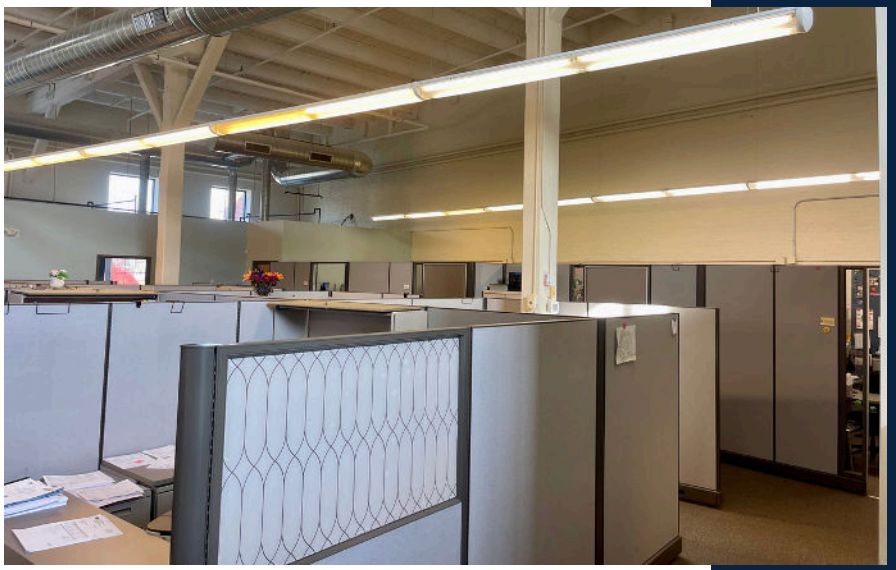
AVAILABLE SPACES

125 PRESUMPSCOT ST | PORTLAND | MAINE | 04103



4,000 +/- SF SPACE

This 4,000 SF office space features an open, vaulted layout with windowed private offices on both the main level and second-floor mezzanine. A large private conference room, kitchenette, reception area, and private bathrooms complete this versatile professional setting.



7, 180 +/- SF SPACE

This 7,180 SF office space offers a dramatic open layout with soaring ceilings, exposed brick, and beams. Several private offices line the perimeter, while a large conference room provides dedicated space for meetings and collaboration.

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PORTLAND OFFICE SPACE WITH PARKING

HISTORIC DETAILS



FROM TRACKS TO TENANTS

Following the railway's departure, the property was adaptively repositioned for commercial office use. Additional structures were developed along Presumpscot Street, producing the approximately 71,000-square-foot, three-building campus that today comprises 125, 131 and 135 Presumpscot Street. Ever since the campus has supported a stable, institutional tenant base over successive ownership cycles, with long-term occupants



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A LANDMARK OF PORTLAND'S INDUSTRIAL HERITAGE

The Roundhouse Campus occupies the original site of the Grand Trunk Railway's East Deering locomotive servicing facility — a property whose distinctive half-circle footprint reflects its origins as a working roundhouse in the era when Portland served as Canada's year-round Atlantic port.

The Grand Trunk Railway reached Portland in 1853, completing a continuous line from Montreal to an ice-free deepwater port. For the next seven decades, the railway moved grain from the American Midwest, lumber from the St. Lawrence Valley, and transatlantic passengers through the city.

As the railway's waterfront yard at India Street outgrew its capacity, the Presumpscot Street site — newly incorporated into Portland following the 1899 annexa tion of the City of Deering — was developed to expand locomotive servicing operations.



The facility remained in continuous railroad service for more than five decades, including through the 1923 nationalization of the Grand Trunk into the Canadian National Railway. Operations concluded in June 1956, when remaining functions were consolidated to the India Street yard.

PORTLAND OFFICE SPACE WITH PARKING

LEASING CONTACTS

PORTLAND OFFICE SPACE WITH FREE PARKING



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 | AssociateBroker

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

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