COMPASS

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## THE TONTINE MALL

is located at 149 Maine Street in the heart of downtown Brunswick, the gateway to Maine's Midcoast region. This 31,774+/- SF multi-tenant retail building sits on a 0.84+/- acre lot within walking distance of the Brunswick Town Mall, Bowdoin College, Maine State Music Theatre, the Amtrak Downeaster station and a downtown Hannaford. A local fixture since 1922, the Tontine was renovated with 16 residential units added above the retail level, bringing built in foot traffic. The available suite offers 1,200+/- SF on the first floor plus 1,075+/- SF on the lower level with easy access to US Route 1 and I-295.


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# FOR LEASE
# TONTINE MALL

OFFICE | RETAIL




## LOCATED OFF OF MAINE STREET IN THE HEART OF BRUNSWICK

149 MAINE STREET | BRUNSWICK | MAINE | 04011

# SPECIFICATIONS

## 149 MAINE STREET | BRUNSWICK | MAINE | 04011






## OWNERSHIP:

The property is owned by Tontine Maine, LLC

## PROPERTY FEATURES

| | |
|---|---|
| YEARBUILT: | 1900 (RENOVATED 2022) |
| ZONING: | GM6 (Growth Mixed Use) |
| UTILITIES: | Gas, Public Water/Sewer |
| BUILDING SIZE: | 7,231 +/- SF |
| ACERAGE: | 0.84 +/- Acres |
| PARKING: | On-Site/Street |
| SPRINKLER: | Yes |
| HVAC: | Natural Gas, Forced Hot Air/Central AC |
| BOOK/PAGE | 34914/0092 |
| EXTERIOR: | Clapboard & Brick Veneer |
| ROOF: | Flat: Tar & Gravel |
| SIGNAGE: | Building Mount |

## LEASE DETAILS

| | |
|---|---|
| FIRST FLOOR: | 1,200 +/- SF |
| LOWER LEVEL: | 1,075 +/- SF |
| TOTAL SUITE: | 2,275 +/- SF |
| LEASE RATE \| 1ST FLOOR: | $32.00 \| PSF NNN |
| LEASE RATE \| LOWER LEVEL: | $15.00 PSF NNN |
| LEASE RATE \| ENTIRE SUITE: | $23.97 PSF NNN (BLENDED) |

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# AMENITIES





## 149 MAINE STREET | BRUNSWICK | MAINE | 04011

### PROPERTY AMENITIES

Located in the heart of downtown Brunswick, Tontine Mall Plaza brings together local dining, shopping, entertainment, and professional services. Home to businesses including Brickyard Hollow, Porteur Breads, Walter's Cafe, and Eveningstar Cinema, the plaza offers a welcoming destination just a short walk from Bowdoin College, the Brunswick train station, and Maine Street's shops and restaurants. Its central location and convenient on-site parking make it an accessible stop for residents, students, and visitors alike.

| | |
|---|---|
| POPULATION: | 23,055 \| 2025 |
| AVERAGE GROWTH: | 5.9% (2020 \| 2025) |
| HOUSEHOLDS: | 8,913 (2020 \| 2024) |
| MEDIAN HOME VALUE: | $376,300 (2020 \| 2024) |
| MEDIAN INCOME: | $74,952 (2020 \| 2024) |
| MEDIAN AGE: | 40.0 YEARS (MALE: 38.2 \| FEMALE 42.9 |
| LAND AREA: | 46.78 SQ MILES (2020) |

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# EXTERIOR PHOTOS

## 149 MAINE STREET | BRUNSWICK | MAINE | 04011











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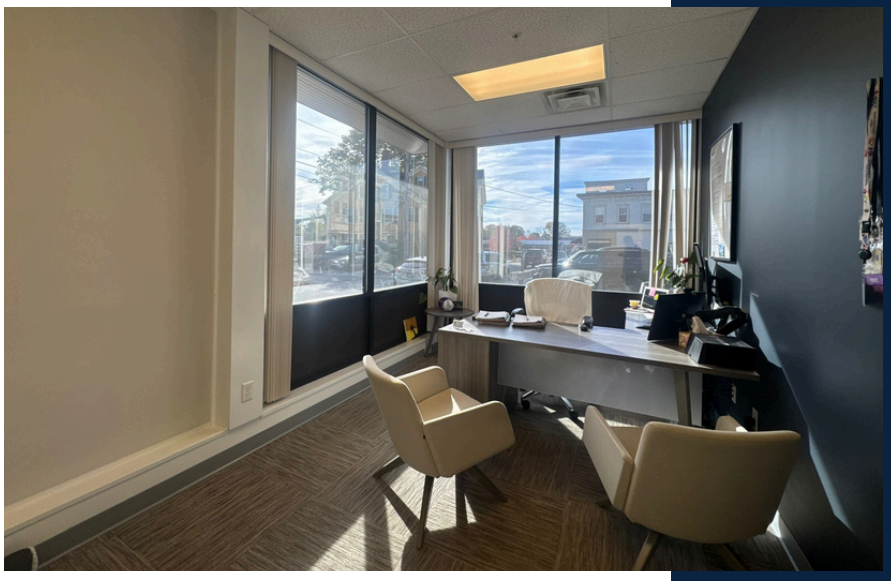
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# FIRST FLOOR INTERIOR PHOTOS

## 149 MAINE STREET | BRUNSWICK | MAINE | 04011





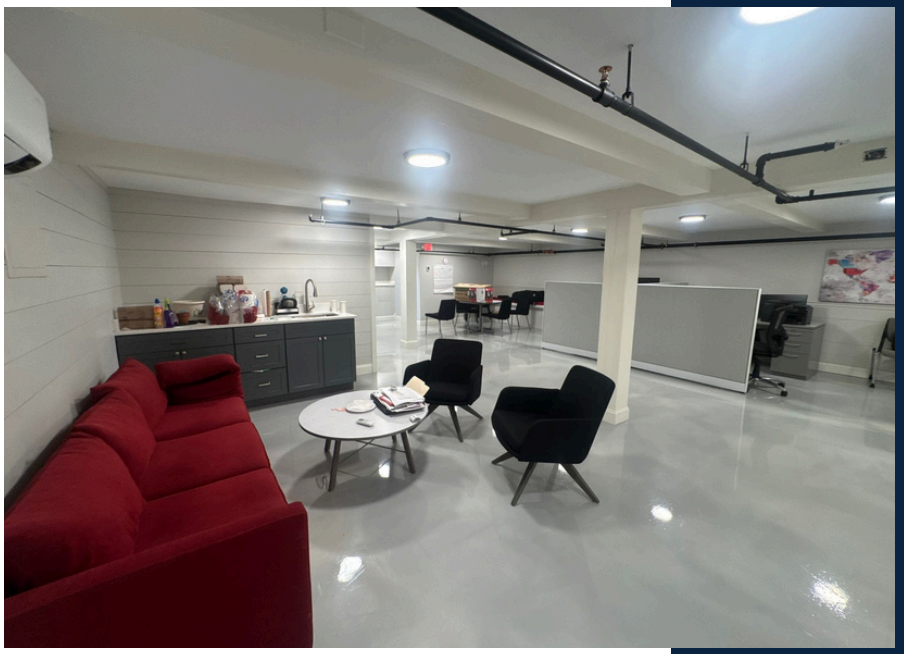


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# LOWER LEVEL INTERIOR PHOTOS

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# VIRTUAL RENDERING

## 149 MAINE STREET | BRUNSWICK | MAINE | 04011



IDEAL FOR RESTAURANT



IDEAL FOR A RETAIL STORE



IDEAL FOR A BUSINESS OFFICE



IDEAL FOR RESTAURANT & BAR

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# VIRTUAL RENDERING

## 149 MAINE STREET | BRUNSWICK | MAINE | 04011











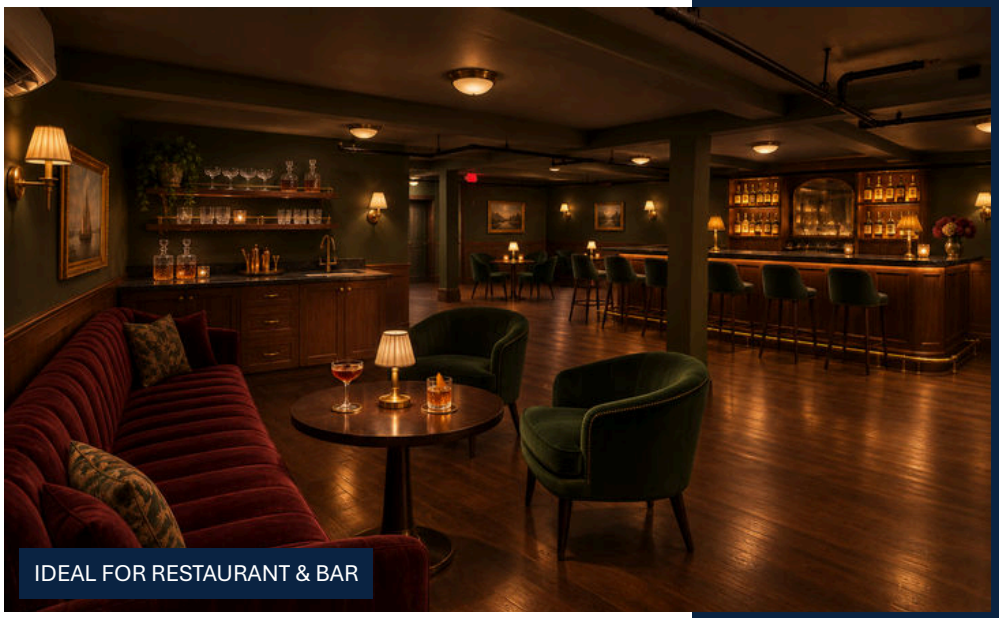


COMPASS
COMMERCIAL BROKERS

FOR LEASE | PRIME LOCATION IN DOWNTOWN BRUNSWICK

# VIRTUAL RENDERING

## 149 MAINE STREET | BRUNSWICK | MAINE | 04011


IDEAL FOR RESTAURANT & BAR


IDEAL FOR A FITNESS SPACE


IDEAL FOR A BUSINESS OFFICE



IDEAL FOR RESTAURANT & BAR

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# HISTORY







The Tontine Mall Plaza occupies a site that has served as a gathering place for more than two centuries. Its history includes an early inn, one of Brunswick's most prominent hotels, a devastating fire, automobile dealerships, movie theaters, small shops, and the recent addition of downtown apartments. The present complex carries forward the Tontine name, but it is not the original hotel building.

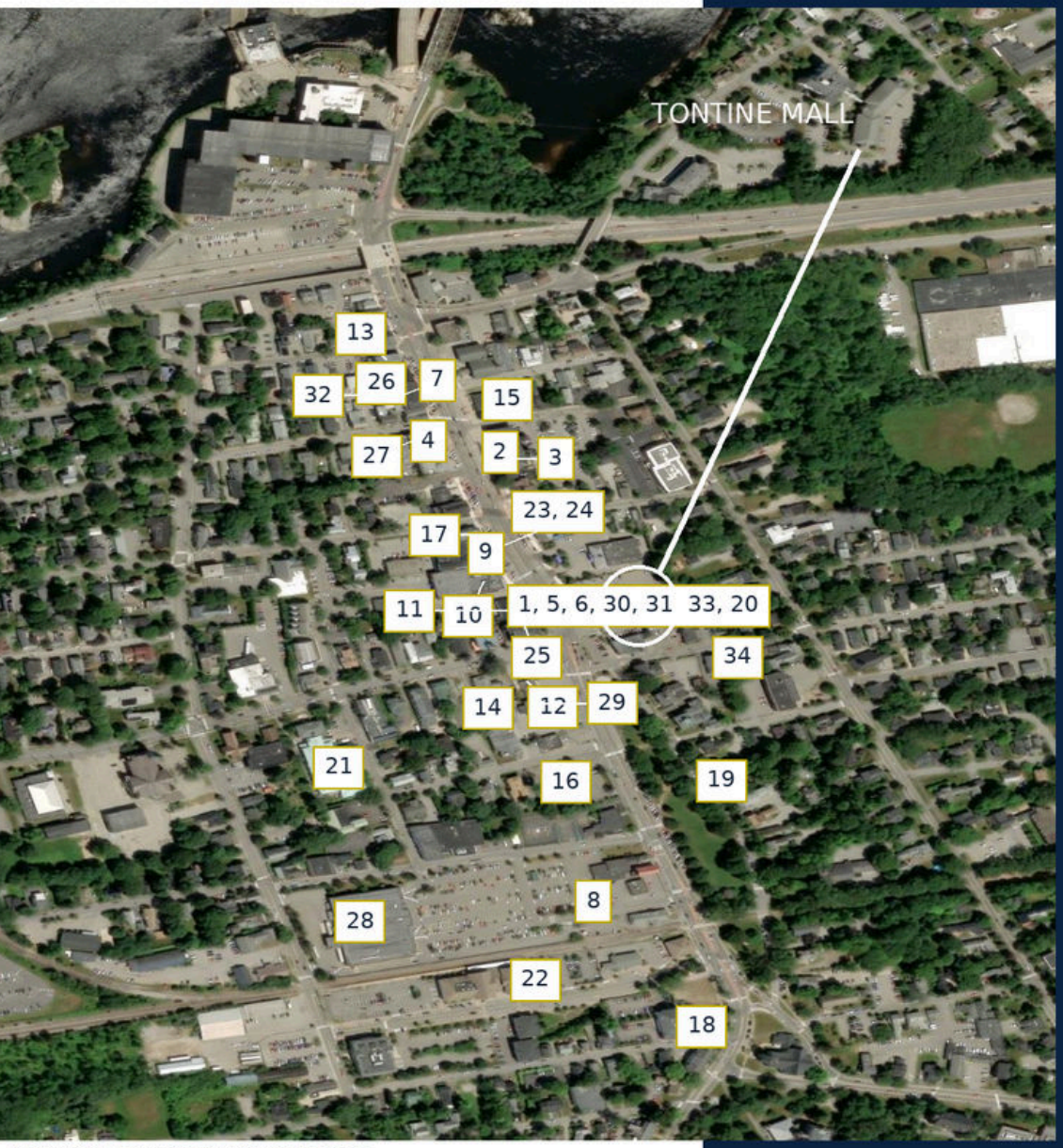
## A Historic Gathering Place

The site was originally home to Stoddard's Inn, built in 1803, which hosted travelers and Bowdoin College celebrations before burning in 1827. The Tontine Hotel was constructed in 1828 and opened on January 1, 1829, becoming a center for lodging, stagecoach travel, dances, and community gatherings. After a devastating fire destroyed the hotel in 1904, the property transitioned to automobile dealerships and entertainment, including the Pastime Theater.

By the late 1970s, Tontine Mall housed a collection of independent shops, with Eveningstar Cinema becoming a longtime anchor. Later businesses, including Wild Oats Bakery & Café, helped establish its familiar downtown gathering-place atmosphere. A major redevelopment in 2020–2022 renovated commercial spaces, improved outdoor seating, and added 16 apartments above the mall, continuing the property's evolution as a place to shop, dine, live, and enjoy downtown Brunswick.

# LOCAL TENANT MIX

149 MAINE STREET | BRUNSWICK, MAINE | 04011




Aerial: Esri World Imagery | November 2026

## RESTAURANTS

1 Brickyard Hollow
2 Enoteca Athena
3 Bombay Mahal
4 Social Goose Bar
23 Watami
24 Richard's Restaurant
25 Broadway Delicatessen
26 Little Tokyo
27 Portland Pie Company

## COFFEE & TREATS

5 Porteur Breads
6 Walter's Cafe
7 Gelato Fiasco
8 Bohemian Coffee House
9 Reverie Coffee House

## FINANCE

14 Bath Savings
15 Norway Savings Bank
16 KeyBank
17 M&T Bank
30 Edward Jones

## SHOPPING

10 Hatch on Maine
11 Gulf of Maine Books
12 Lemont Block Collective
13 Morning Glory Natural Foods
28 Hannaford Supermarket
29 Walgreens

## BUSINESSES

31 Engel & Völkers

## HEALTH & BEAUTY

32 Leo's Nails & Spa
33 Elizabeth Nails & Spa

## HOTELS

18 The Brunswick Hotel
19 OneSixtyFive

## CULTURE & TRANSIT

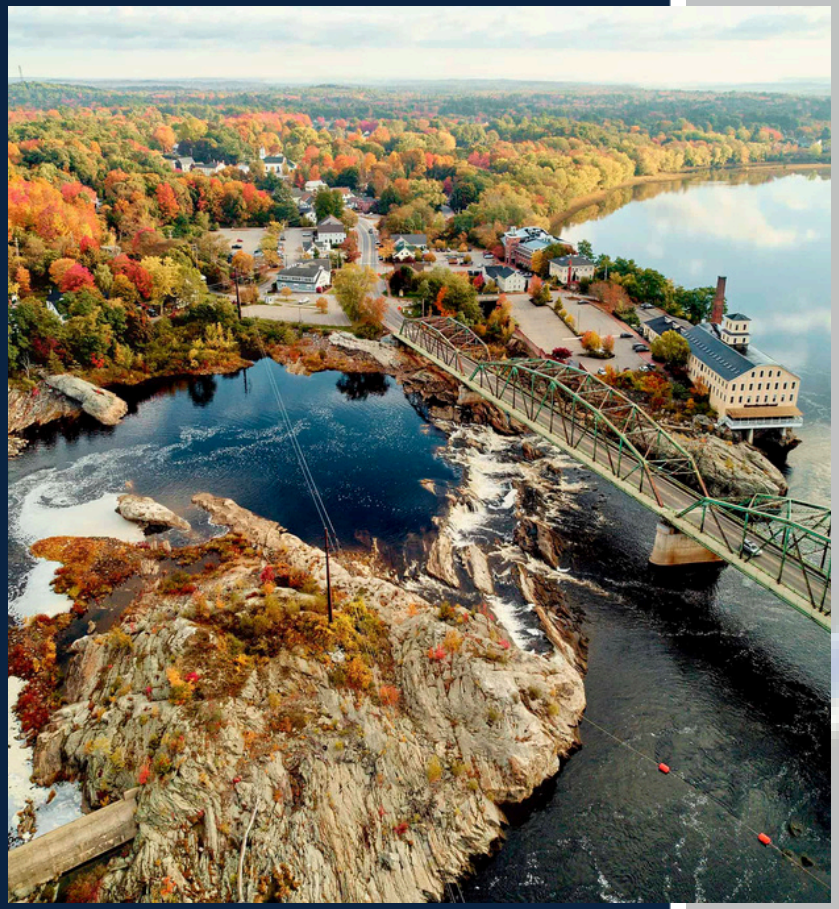
20 Eveningstar Cinema
21 Curtis Memorial Library
22 Brunswick Visitor Center
34 The Theater Project

Selected nearby businesses • Locations approximate

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## LEASING CONTACTS



## LEASING REPRESENTATIVES


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