

FOR LEASE | FREESTANDING MIXED-USE BUILDING

550 WASHINGTON AVENUE, PORTLAND, ME 04103



PROPERTY HIGHLIGHTS

- Prominent Washington Avenue frontage with exposure to more than 26,150± vehicles per day, providing strong visibility for tenant signage and brand recognition
- Versatile mixed-use commercial layout suited to a market, restaurant, bakery, start-up retail concept, professional office, showroom, commissary kitchen, or similar commercial use
- Established East Deering location in a densely developed Portland neighborhood, offering access to surrounding residential areas, nearby businesses, and the broader Portland market
- Suite A: 1,477± SF two (2) story retail/office space
Suite B: 2,306± SF flex space
Suite C: 1,660± SF small bay industrial space with two (2) loading docks (can be combined with Suite B)

LEASE RATE: \$12.50/SF MG





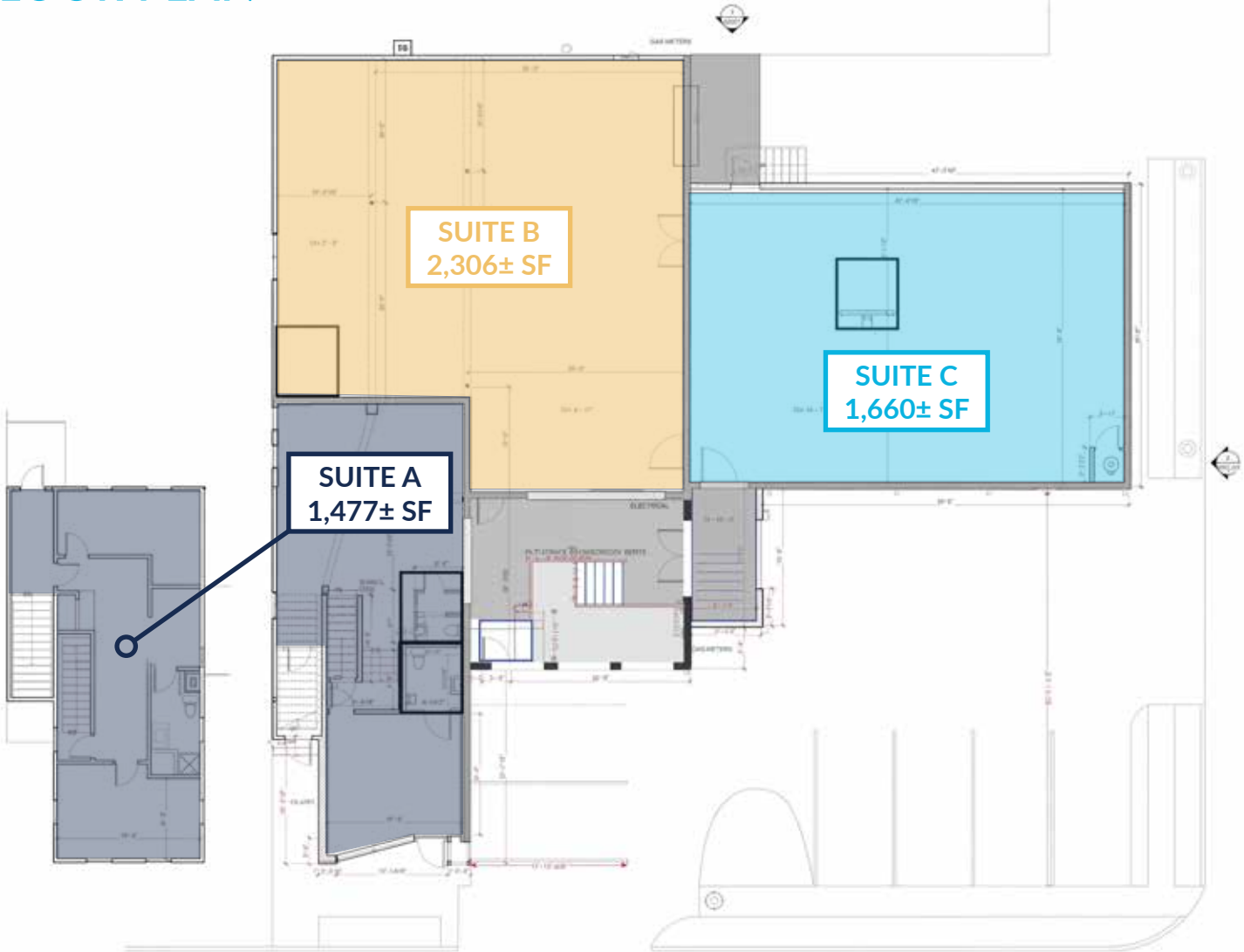
PROPERTY DETAILS

OWNER	550 Wash, LLC
ASSESSOR'S REFERENCE	166-F-3-4
DEED REFERENCE	Book 42488, Page 236
SPACE AVAILABLE	Suite A: 1,477± SF two (2) story retail/office space Suite B: 2,306± SF flex space Suite C: 1,660± SF small bay industrial space with two (2) loading docks (can be combined with Suite B)
DATE AVAILABLE	Immediately
ZONING	B-2b (Community Business)
BUILDING SIZE	9,045± SF (per City of Portland Assessor)
YEAR BUILT	1930; renovated 2023
LOT SIZE	0.23± AC
LOT FRONTAGE	102' on Washington Avenue & 100' on Randall Street
CEILING HEIGHT	10'
DOCK HIGH DOORS	Two (2) loading docks
HEATING/COOLING	Natural gas/roof top unit
UTILITIES	Municipal water & sewer
POWER	3-Phase, 400 Amps
RESTROOMS	Private
PARKING	10-11± on-site spaces
AREA BUSINESSES	The Roux Institute, Anania's Variety Store, Monte's Fine Foods, Otherside Diner, Veranda Thai Cuisine
AREA AMENITIES	Back Cove Trail, Payson Park, Greater Portland METRO service, neighborhood restaurants and convenience retail
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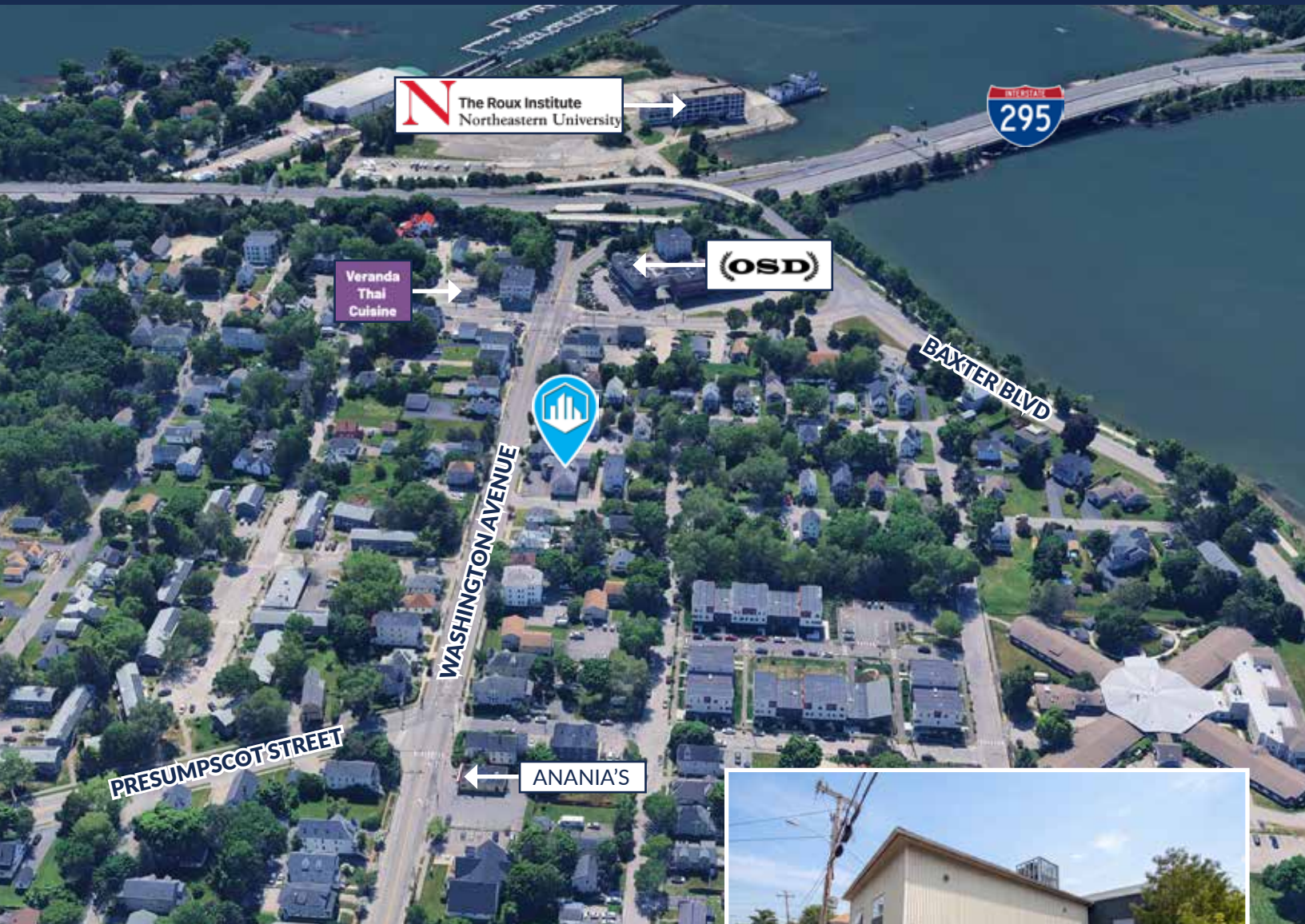


FLOOR PLAN



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CONTACT



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.