COMPASS

COMMERCIAL BROKERS

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

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FOR LEASE | PRIME LOCATION IN DOWNTOWN BRUNSWICK

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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FOR LEASE | PRIME LOCATION IN DOWNTOWN BRUNSWICK

EXTERIOR PHOTOS

149 MAINE STREET | BRUNSWICK | MAINE | 04011









COMPASS
COMMERCIAL BROKERS

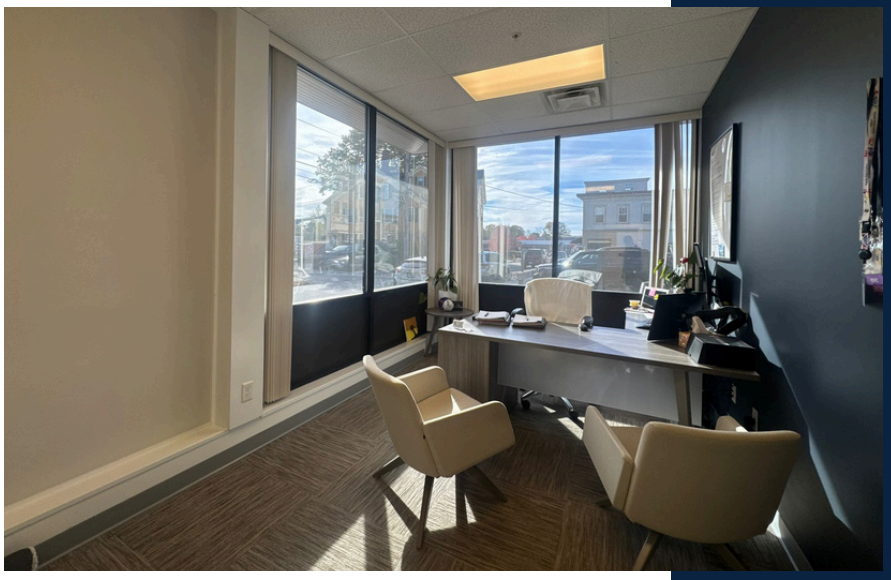
FOR LEASE | PRIME LOCATION IN DOWNTOWN BRUNSWICK

FIRST FLOOR INTERIOR PHOTOS

149 MAINE STREET | BRUNSWICK | MAINE | 04011







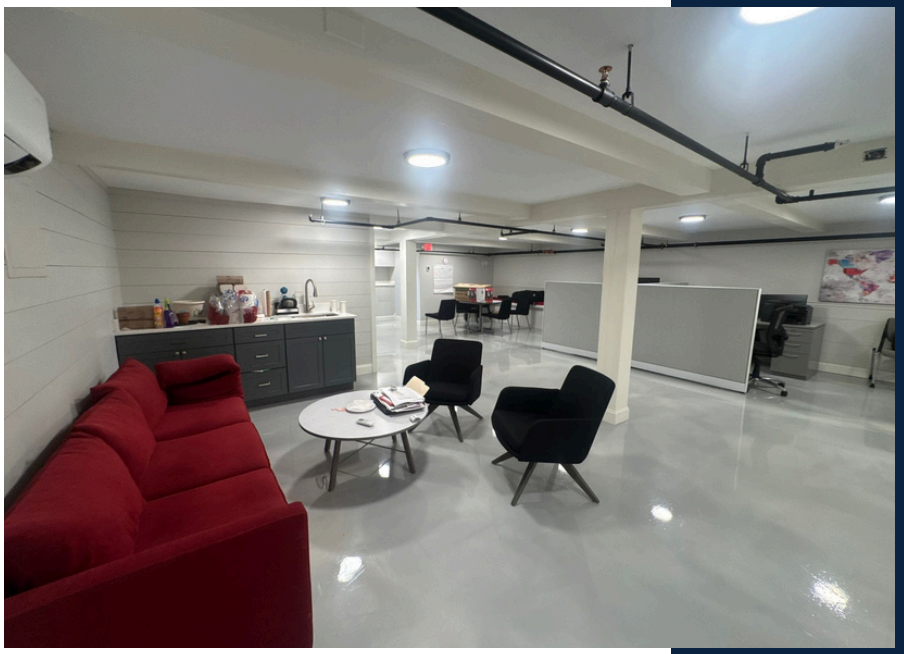


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LOWER LEVEL INTERIOR PHOTOS

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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

COMPASS
COMMERCIAL BROKERS

FOR LEASE | PRIME LOCATION IN DOWNTOWN BRUNSWICK

VIRTUAL RENDERING

149 MAINE STREET | BRUNSWICK | MAINE | 04011







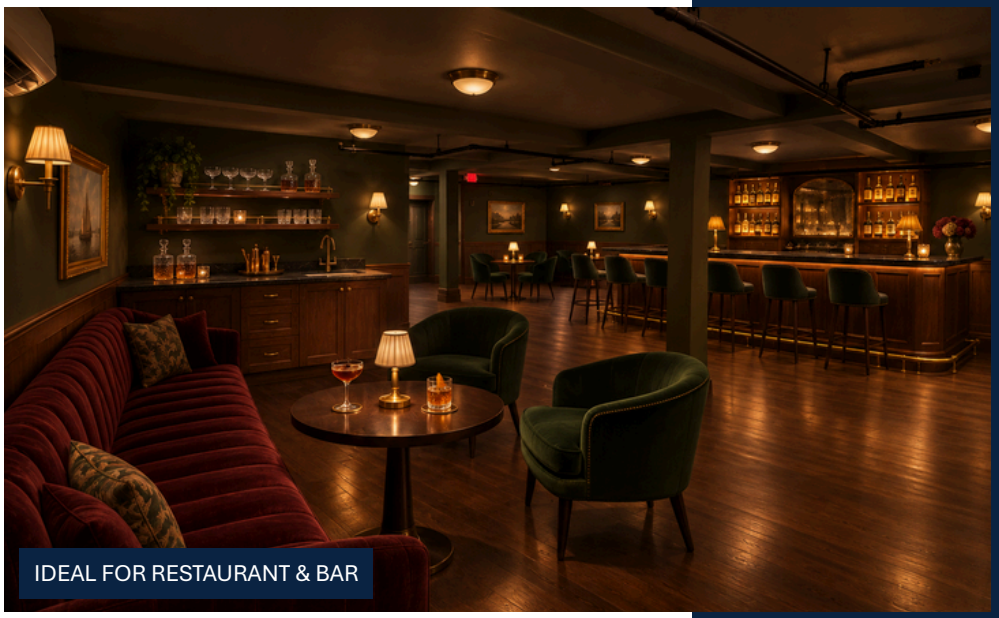


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VIRTUAL RENDERING

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FOR LEASE | PRIME LOCATION IN DOWNTOWN BRUNSWICK

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.

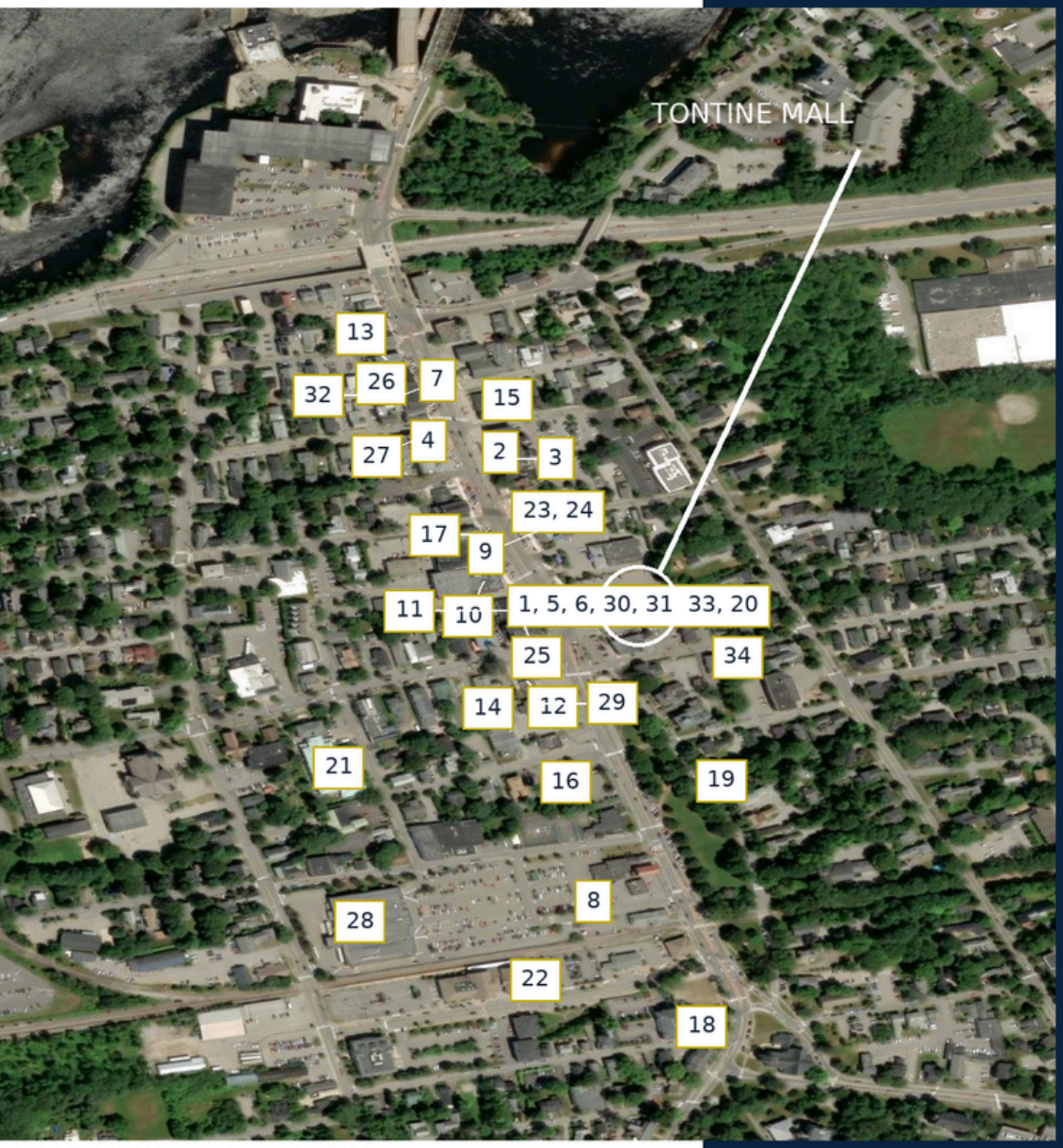
A Historic Gathering Place

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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