FOR LEASE | TURNKEY RETAIL/OFFICE SPACE

550 WASHINGTON AVENUE, PORTLAND, ME 04103





PROPERTY HIGHLIGHTS

- 1,477± SF two-story retail/office space
- Prominent Washington Avenue frontage with exposure to more than 26,150± vehicles per day, providing strong visibility for tenant signage and brand recognition
- Established East Deering location in a densely developed Portland neighborhood, offering access to surrounding residential areas, nearby businesses, and the broader Portland market

LEASE RATE: $2,500/mo. Modified Gross

THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

FOR LEASE | TURNKEY RETAIL/OFFICE SPACE

550 WASHINGTON AVENUE, PORTLAND, ME 04103

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 2-story retail/office space
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
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
LEASE RATE	**$2,500/mo. MG**

FOR LEASE | TURNKEY RETAIL/OFFICE SPACE

550 WASHINGTON AVENUE, PORTLAND, ME 04103

FLOOR PLAN









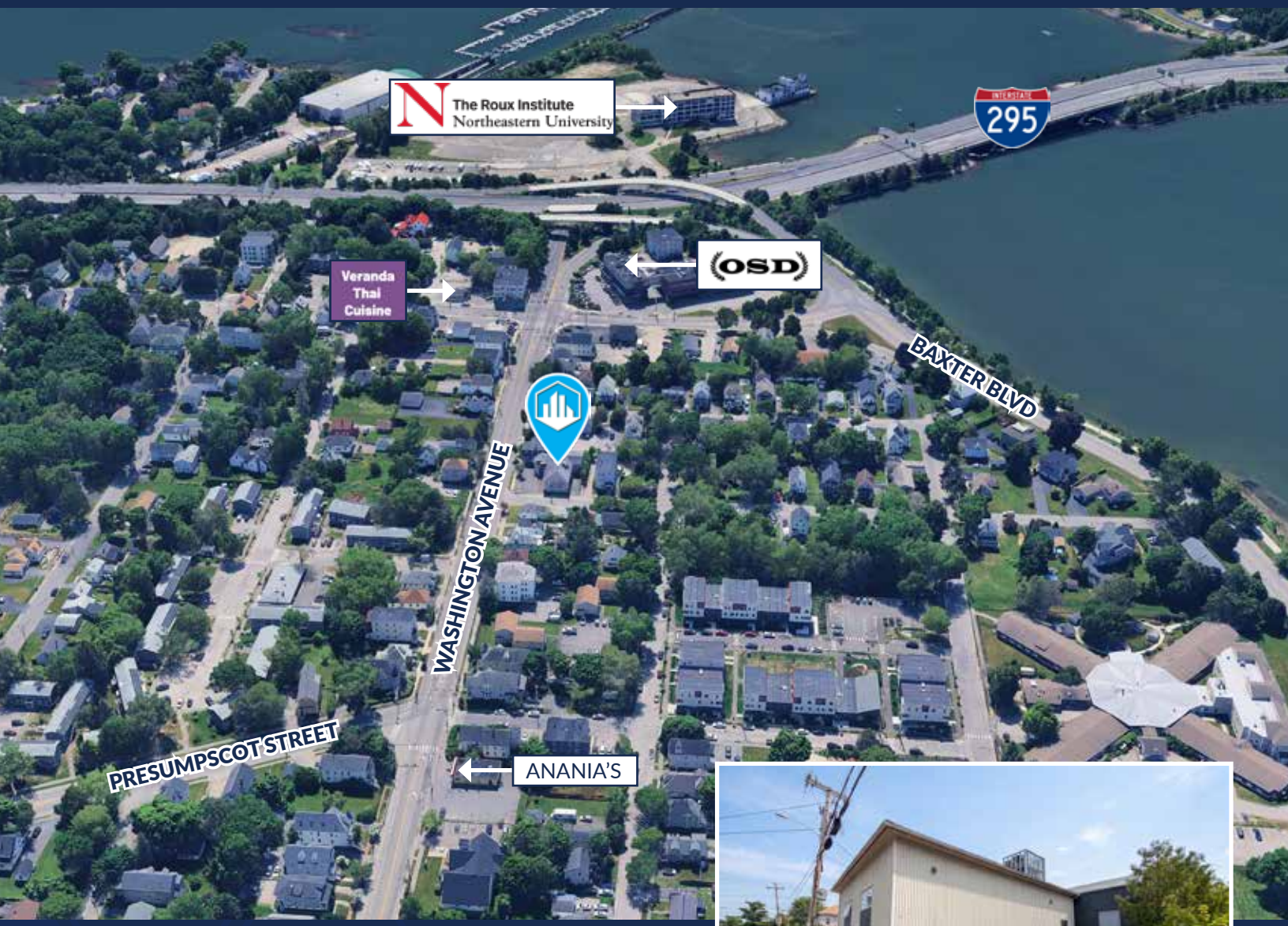






FOR LEASE | TURNKEY RETAIL/OFFICE SPACE

550 WASHINGTON AVENUE, PORTLAND, ME 04103





CONTACT



NOAH STEBBINS
Partner, Broker
207.553.1727 D
207.400.6737 C
nstebbins@boulos.com

THE BOULOS COMPANY

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