

FOR LEASE | FREE-STANDING OFFICE / RETAIL BUILDING

891 WASHINGTON AVENUE, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

13,000± - 27,600± SF Class A suburban office space in freestanding building located in Washington Park

- Pylon sign availability on Washington Avenue, with traffic counts of 16,937 AADT (Maine DOT October 2025)
- Ample parking, with 650± on site spaces, five spaces per 1,000 SF
- Interior renovated in 2019
- Easy access to Portland peninsula, I-295, the Portland International Jetport, and the Maine Turnpike
- Lease Rate: \$16.00/SF NNN



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PROPERTY DETAILS

OWNER OF RECORD	J.B. Brown & Sons
LOT SIZE	2.56± AC
ZONING	B-2 Community Business
BUILDING SIZE	27,600± SF
YEAR BUILT	2001; Renovated 2019
SPACE AVAILABLE	13,000 - 27,600± SF
DATE AVAILABLE	See broker for details
CEILING HEIGHT	10'
PARKING	650± spaces, (5 spaces/1,000 SF)
RESTROOMS	Multi-stall women's and men's rooms
UTILITIES	Separately metered; Municipal water & sewer
HVAC	Natural gas fired, central air cooling, rooftop units
SPRINKLER	Wet System
INTERNET SERVICE	Spectrum
AREA BUSINESSES	MaineHealth & Spurwink
INTERIOR OFFICE SPECS	Combination of private offices and work space
NNN EXPENSES	\$2.52/SF CAM Expenses \$2.05/SF Taxes (2026)



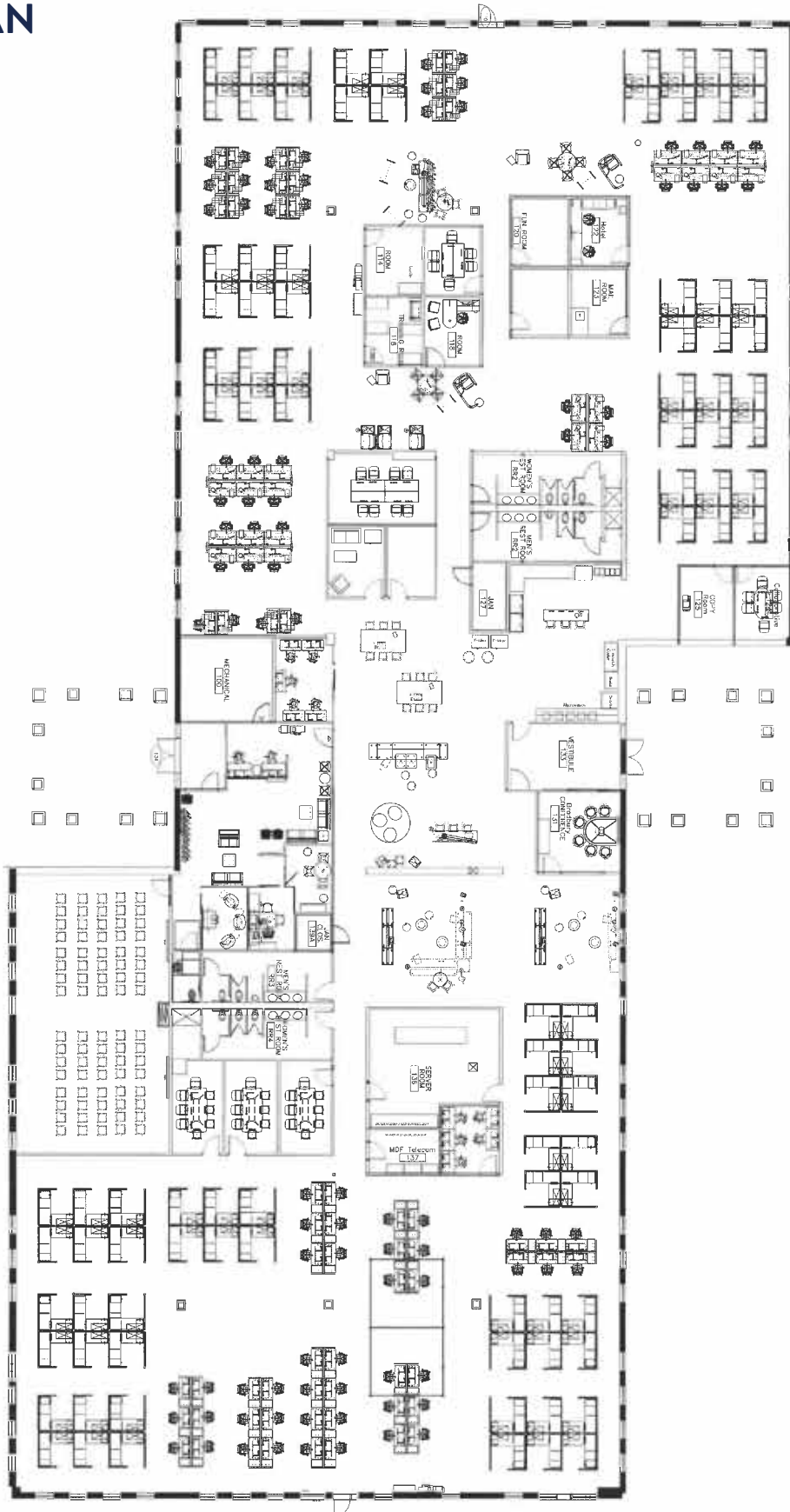
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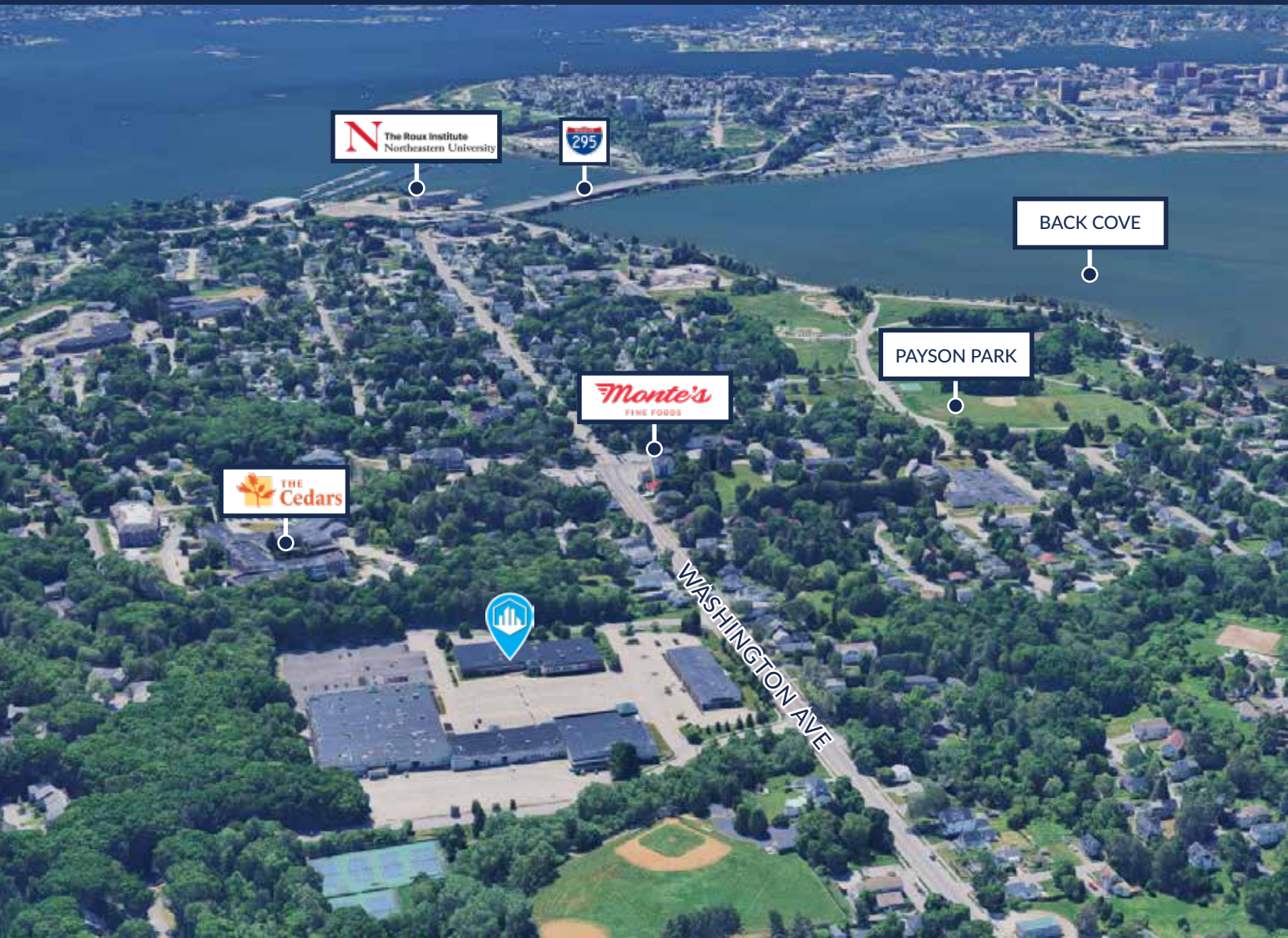


FLOOR PLAN



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