

OFFERING MEMORANDUM

1685 Congress Street | Portland, ME



INVESTMENT SALE

1685 Congress Street
Portland, ME

John Doyon is pleased to present for sale the exclusive listing of the signature property known as the Stroudwater Crossing building.



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MALONE COMMERCIAL BROKERS

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HIGHLIGHTS



STROUDWATER CROSSING

32,134± SF professional/medical office building on 8.92± AC lot

100% occupied with long-term NNN Tenants

Central location between The Maine Mall and Downtown
Portland with easy access from I-295 and I-95

Ample parking at 5:1 ratio

NOI of \$585,799.00

SALE PRICE: \$7,900,000

SUMMARY

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The Stroudwater Crossing Building is located on outer Congress Street just a short distance to the Portland International Airport and about a mile to the Maine Mall retail area.

The building is anchored by Maine Plastic Surgery Center, a high-end surgery center with approximately One Million Dollars invested by the Tenant. This Tenant occupies the entire top floor and has thirteen years remaining on its lease plus two 10-year options to renew. Other Tenants include three national health care companies, a regional east coast medical consulting company with a new ten year lease and a local medical group with a new five year lease. The latter two spaces were fit-out in December 2025.

The building was constructed in 1986 with recent capital improvements that include multiple HVAC unit replacements, new radio transmitter and safety alarm, new rubber membrane roof and a new rooftop make-up air handler/heater.

The on-site parking has approximately 160 parking spaces, a 5:1 ratio and contains ample surplus spaces for tenants and visitors.

The property is located within the greater Portland MSA with an approximate population of around 300,000 to 500,000 depending upon which communities are included. Portland is Maine's largest city and economic center. It is located in the southern portion of the state and situated directly on Casco Bay. The city features the Portland Museum of Art, the Maine Children's Museum, the Portland Symphony, the University of Southern Maine, the University of New England, the Maine College of Art, the Cross Insurance Arena which hosts sporting events and conventions and a plethora of new hotels to accommodate visiting guests.

The area's major employers include Maine Health (medical), Mercy Hospital, Idexx Laboratories, TD Bank, Maine State Government, Hannaford Supermarkets, Shaw's Supermarket among others. Portland consistently ranks as one of America's most interesting "foody" cities with its diversity of independently owned restaurants. Boston is about a one and a half hour drive to the south.

DETAILS

1685 Congress Street | Portland, ME



OWNER:	1685 Congress Street LLC
DEED:	Book 34601, Page 125
ASSESSOR:	Map 219, Block A, Lot 13 Map 221, Block A, Lot 11
LOT SIZE:	8.92± AC per city records Some lands extend beyond the parking lot deemed to be wetlands associated with the Fore River Estuary
BUILDING SIZE:	32,134± SF per city records
USE:	Class A office
CONFIGURATION:	First Floor: Three office suites Second Floor: Two office suites Third Floor: One full-floor office suite
YEAR BUILT:	1986
CONSTRUCTION:	Steel- frame
ROOF:	Rubber membrane, asphalt shingles
SIDING:	Clapboard
FOUNDATION:	Concrete slab
FLOORING:	Carpet & tile mix
WINDOWS:	Double-paned
CEILING HEIGHT:	9'± with suspended acoustical tiles
LIGHTING:	T-1 and parabolic lighting
ELECTRIC:	2,000 amp single-phase with 100 - 200 amp distribution subpanels
UTILITIES:	Municipal water and sewer

HVAC:	Natural gas and electric fueled Electric with cooling tower, three gas boilers, fourteen individual ceiling mounted heat pumps and a roof mounted air makeup unit
RESTROOMS:	Thirteen
KITCHEN:	Kitchens/breakrooms in some spaces
SPRINKLER:	Wet
ELEVATOR:	One passenger, renovated in 2020
STAIRWELLS:	Two
SIGNAGE:	Exterior free standing pylon sign; lobby directory and suite signage
PARKING:	5:1,000 SF ratio, paved
ZONING:	RP – Residence Professional RPZ – Resource Protection Zone for the unimproved portion only
AMENITIES:	Access to Portland Trails System
TRAFFIC COUNT:	23,254 AADT23
ASSESSED VALUE:	\$2,594,300 - Land \$3,479,000 - Building \$6,073,300 - Total
TAXES:	\$72,758.13 (2026)
CAMS:	\$9.99/SF - includes heat and A/C
PROPERTY MANAGEMENT:	Paragon Management: available to continue their management services
DUE DILIGENCE:	All systems' details should be verified by the Buyer's engineers to ensure accuracy

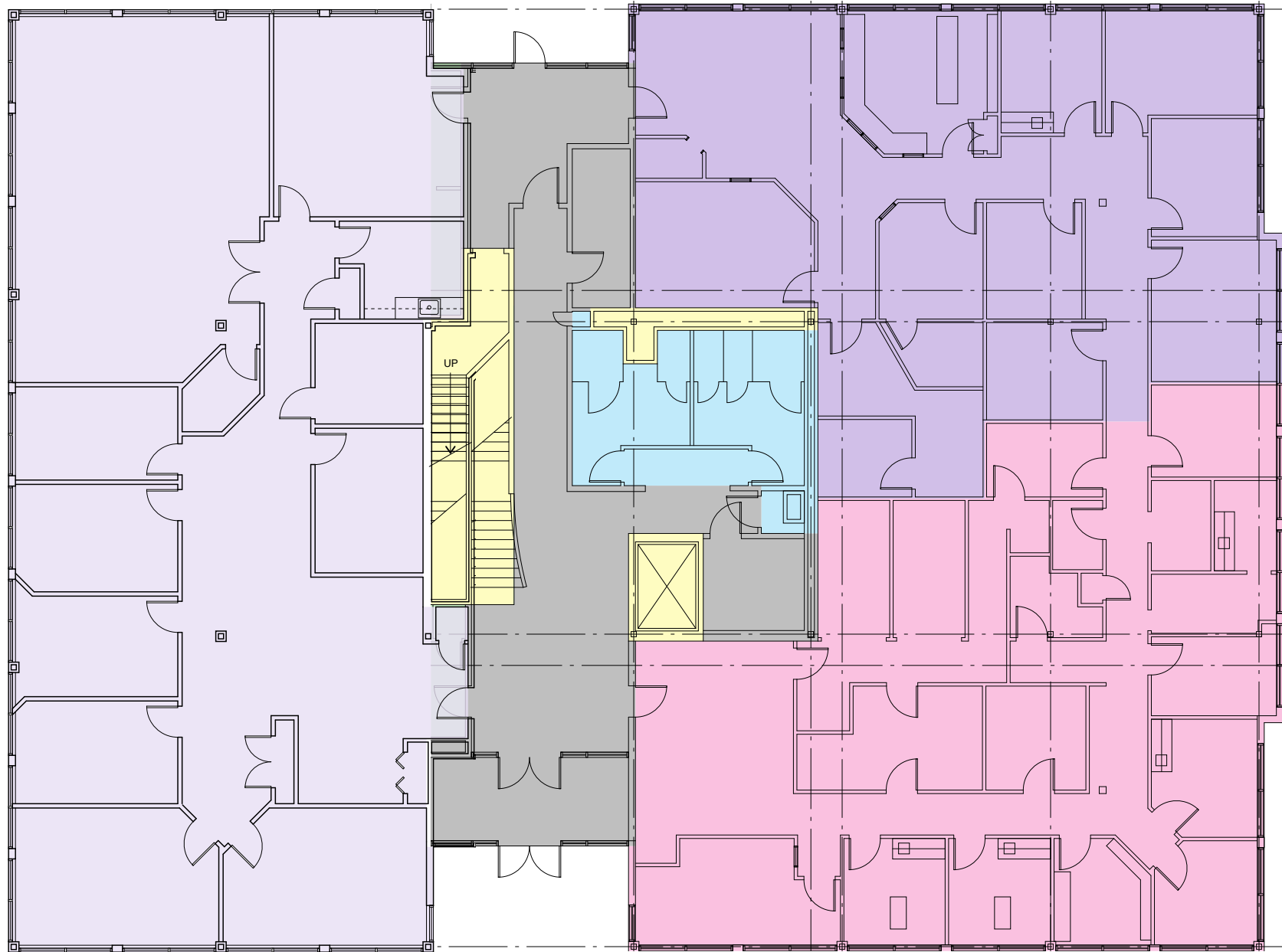
EXTERIOR PHOTOS

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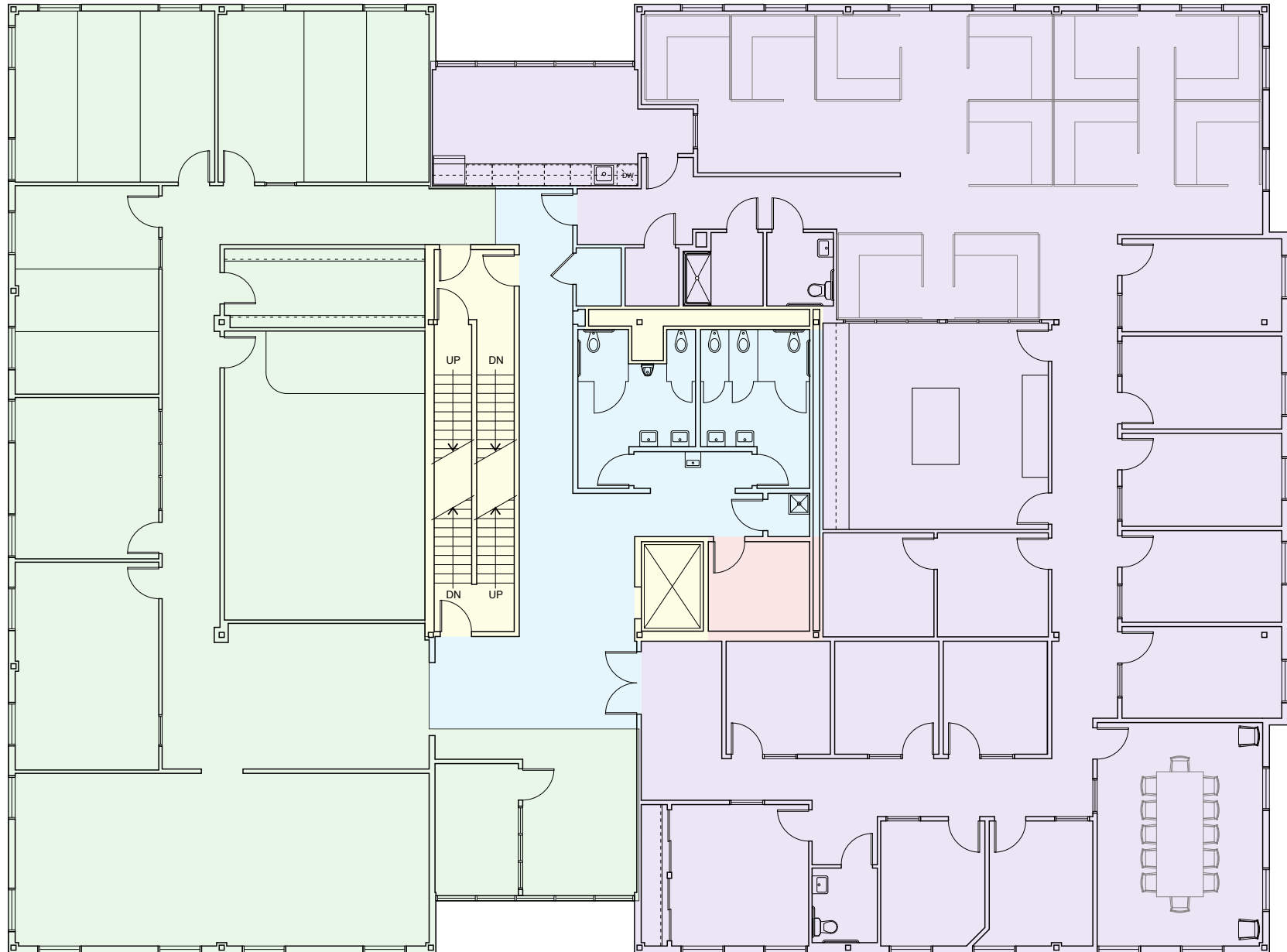
FIRST FLOOR PLAN

1685 Congress Street | Portland, ME



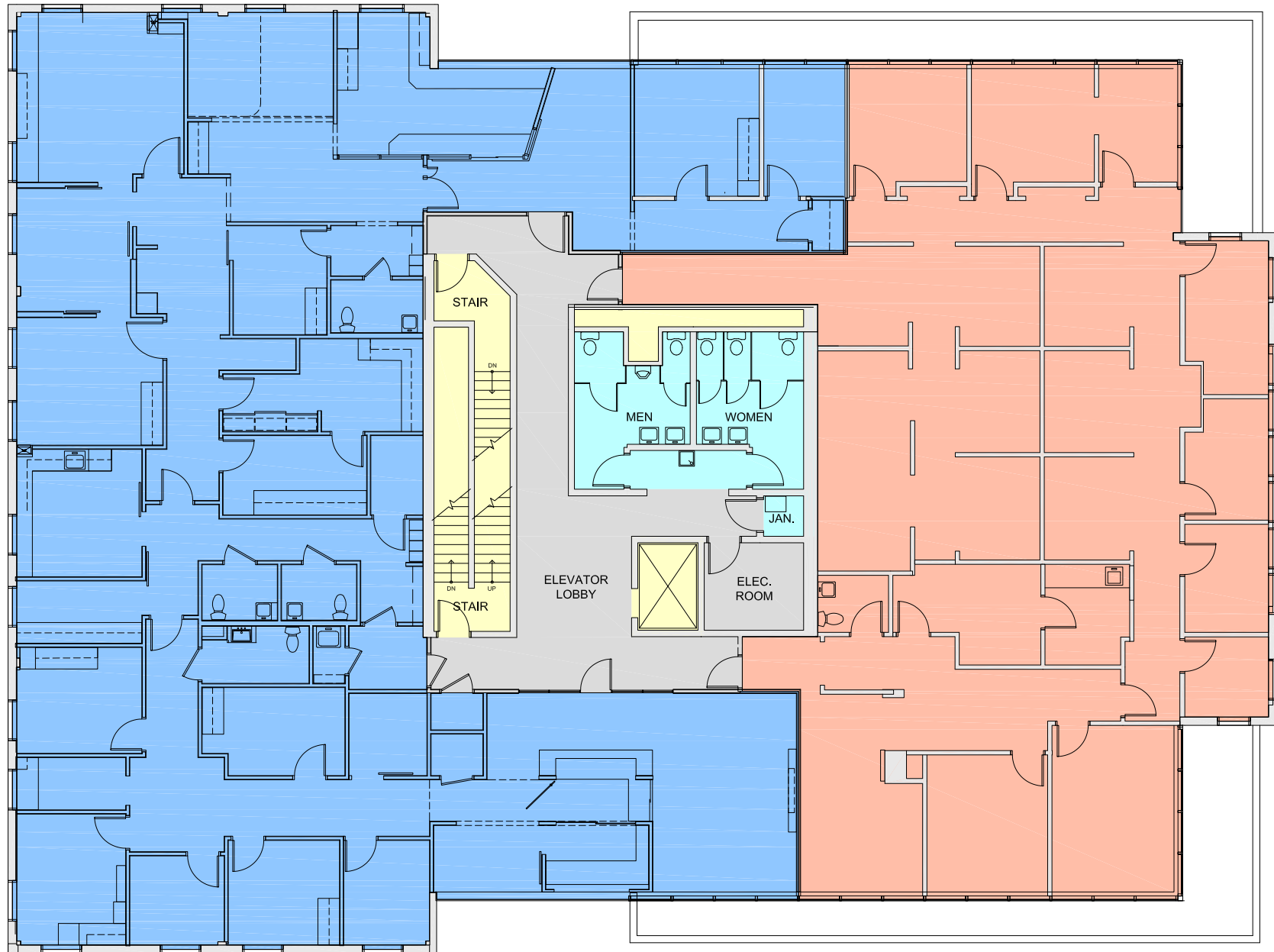
SECOND FLOOR PLAN

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THIRD FLOOR PLAN

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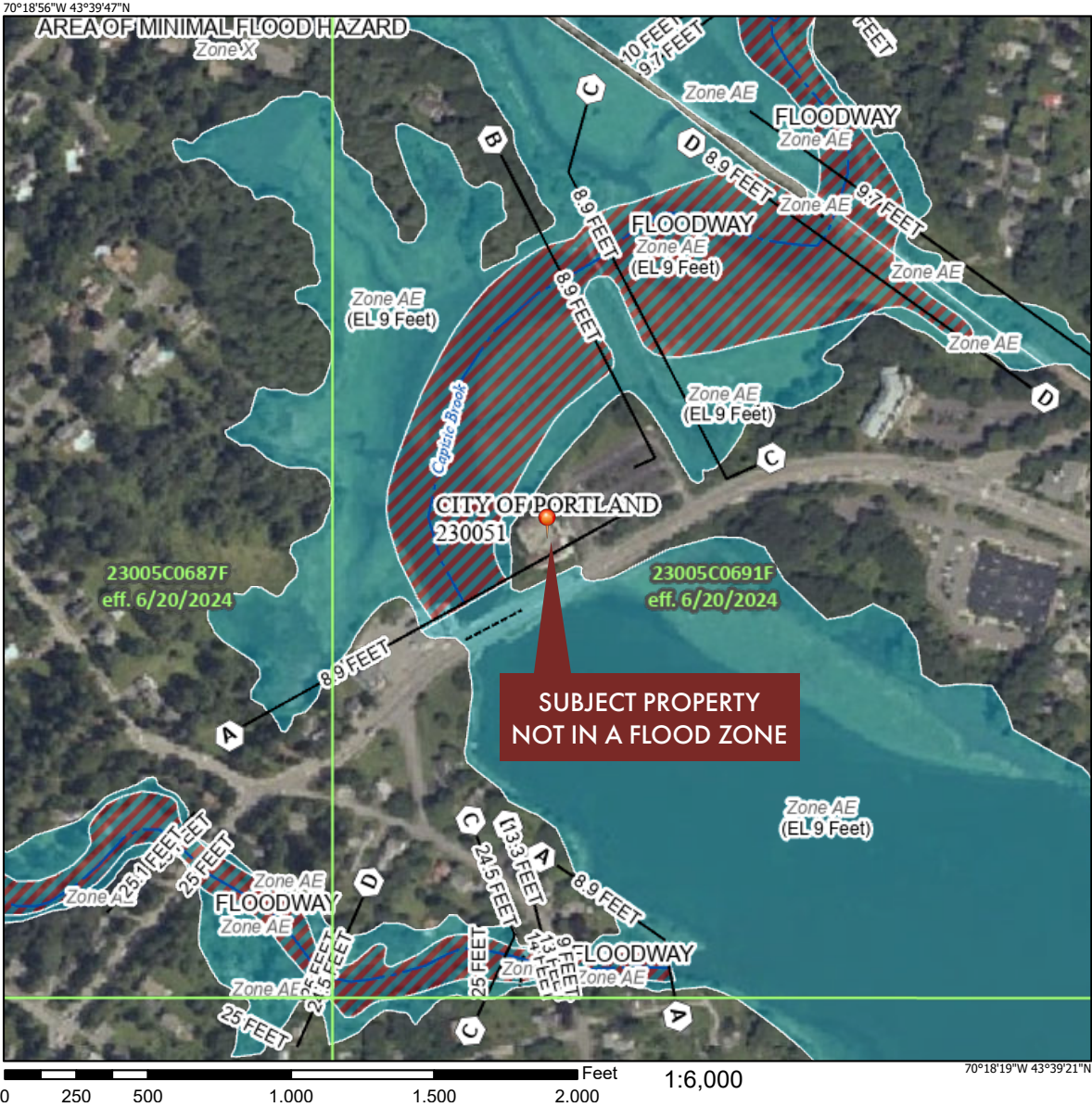
INTERIOR PHOTOS

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National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A39
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/9/2025 at 9:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

RENT ROLL

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Suite/ Unit #'s	Tenant	Net Usable Area	Gross Rentable Area	Common Area %	Common Area Sq Ft	Gross Rentable Area
100	Amedisys	3,809	4,179	13.63%	370	4,179
101	Stroudwater Associates	2,691	2,953	9.63%	262	2,953
103	Risk Placement Services	2,336	2,563	8.36%	227	2,563
201	Maxim Healthcare Services	4,040	4,697	15.32%	657	4,697
202	Eyecare Medical Group	5,307	6,166	20.11%	859	6,166
302	Maine Plastic Surgery Center	4,995	5,889	19.21%	894	5,889
301	Maine Plastic Surgery Center	3,569	4,208	13.73%	639	4,208
	Totals	26,747	30,655	100.00%	3,908	30,655
	Common Area	3,908				
	Gross Building Area ± Sq Ft	30,655	30,655			30,655

Further financial information
provided upon signing of
Confidentiality Agreement.

See Broker for details.



TENANT DETAILS

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Maine Plastic Surgery Center was carefully designed to promote a clear reflection of aesthetic beauty; their office has the look and feel of peaceful ambiance in its architectural and interior design. MPS procedures are performed in a fully accredited, state-of-the-art surgical suite utilizing the most modern equipment available and staff. MPS is headed by Dr Gardenier, who trained at the elite Harvard Plastic Surgery Residency Program at Massachusetts General Hospital and Brigham and Women's Hospital in Boston, MA.



Maxim Healthcare Services provides skilled, in-home care tailored to each patient's individual needs, delivering support with dignity and trusted expertise. This national company is dedicated to making a meaningful impact in local communities.



Eyecare Medical Group offer a variety of treatment options including cataract surgery, dry eye treatment, glaucoma treatment, retinal exams, diabetic eye care, and a fully stocked optical shop with the latest in designer frames and eyewear. They have several locations in Maine including Maine's only full-time anesthesia team dedicated to eye surgery.

TENANT DETAILS

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Stroudwater Associates provides actionable, accelerated results for rural and community hospitals, health systems and large physician practices. They have a level of expertise, experience, and innovation specific to rural and community healthcare.



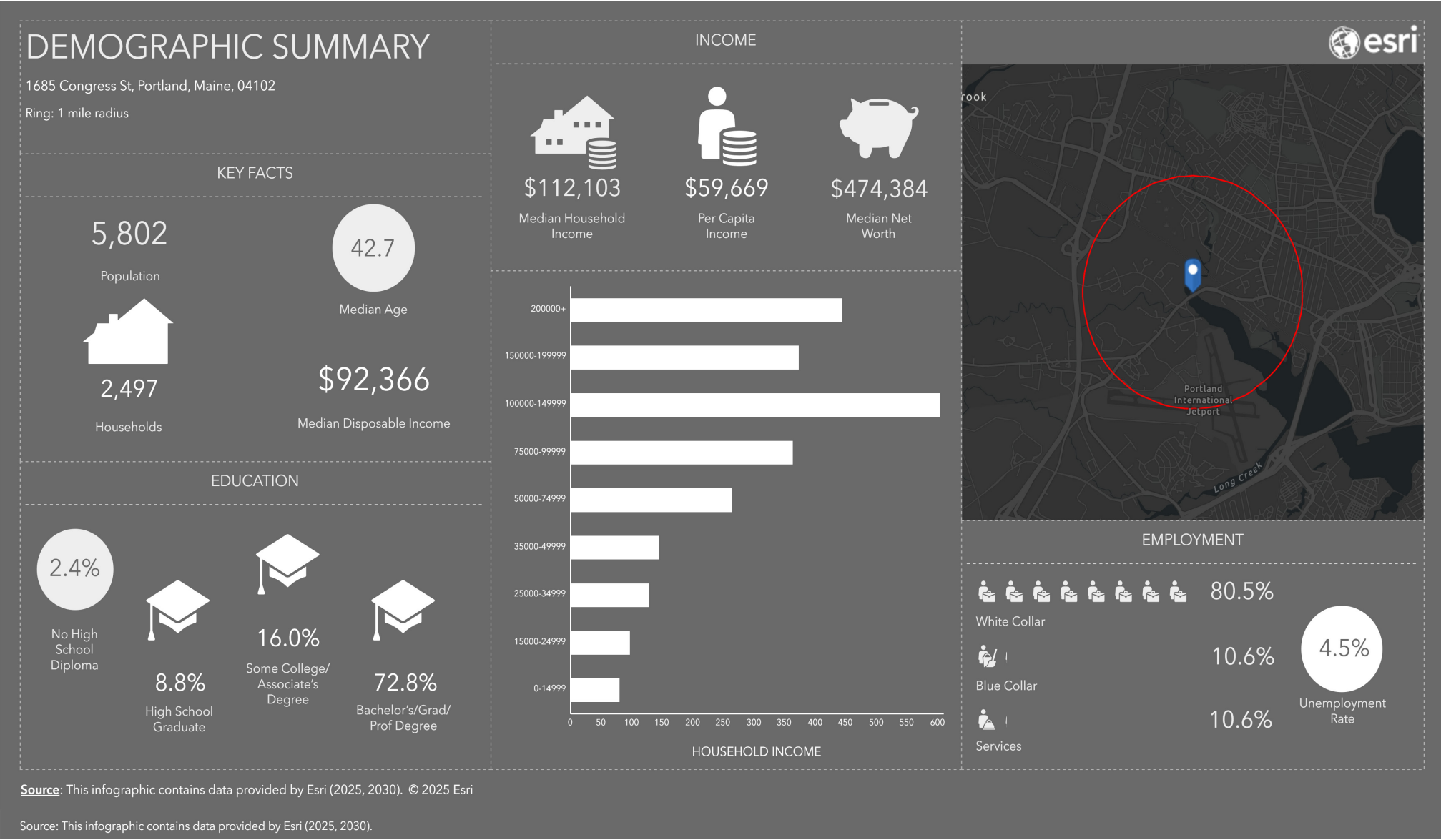
Amedisys is a major U.S. provider of in-home healthcare, including skilled nursing, therapy, and home health aide services for recovery, chronic conditions (like COPD, heart failure, diabetes), and end-of-life hospice/palliative care, helping patients stay home with doctor's orders and often covered by Medicare/insurance, recently becoming part of Optum under UnitedHealth Group.



Risk Placement Services is a leading managing general agent (MGA) and underwriting manager focused on providing wholesale insurance coverage. Insurance coverage for all risks.

DEMOGRAPHICS

1685 Congress Street | Portland, ME



MAINE ACCOLADES

1685 Congress Street | Portland, ME



**Best Places to Live
in the U.S. 2023
#7 Portland**



**Best Places to Live U.S. for
Public Safety 2023
#1 Maine**

**Best Places to Live for
Quality of Life U.S. 2023
#5 Portland**

Fodor's

GO 2020 LIST

**Fodor's GOlist
2020
Portland**



**Best States to Live 2023
#12 Maine**

**Best U.S. Small Cities 2023
#18 Portland**

**Best U.S. Small Cities for
Launching a Business 2022
#2 Bangor #8 South Portland**

TRAVELMAG

**The 30 Most Charming
Small Cities in the USA in
2021 - Portland**

**TRAVEL+
LEISURE**

**The 50 Best Places to
Travel in 2020 - Portland**



**Best Places to Visit
in the USA for 2023 -
#18 Bar Harbor**

MAP

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