

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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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

RP – Residence Professional

ZONING: 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

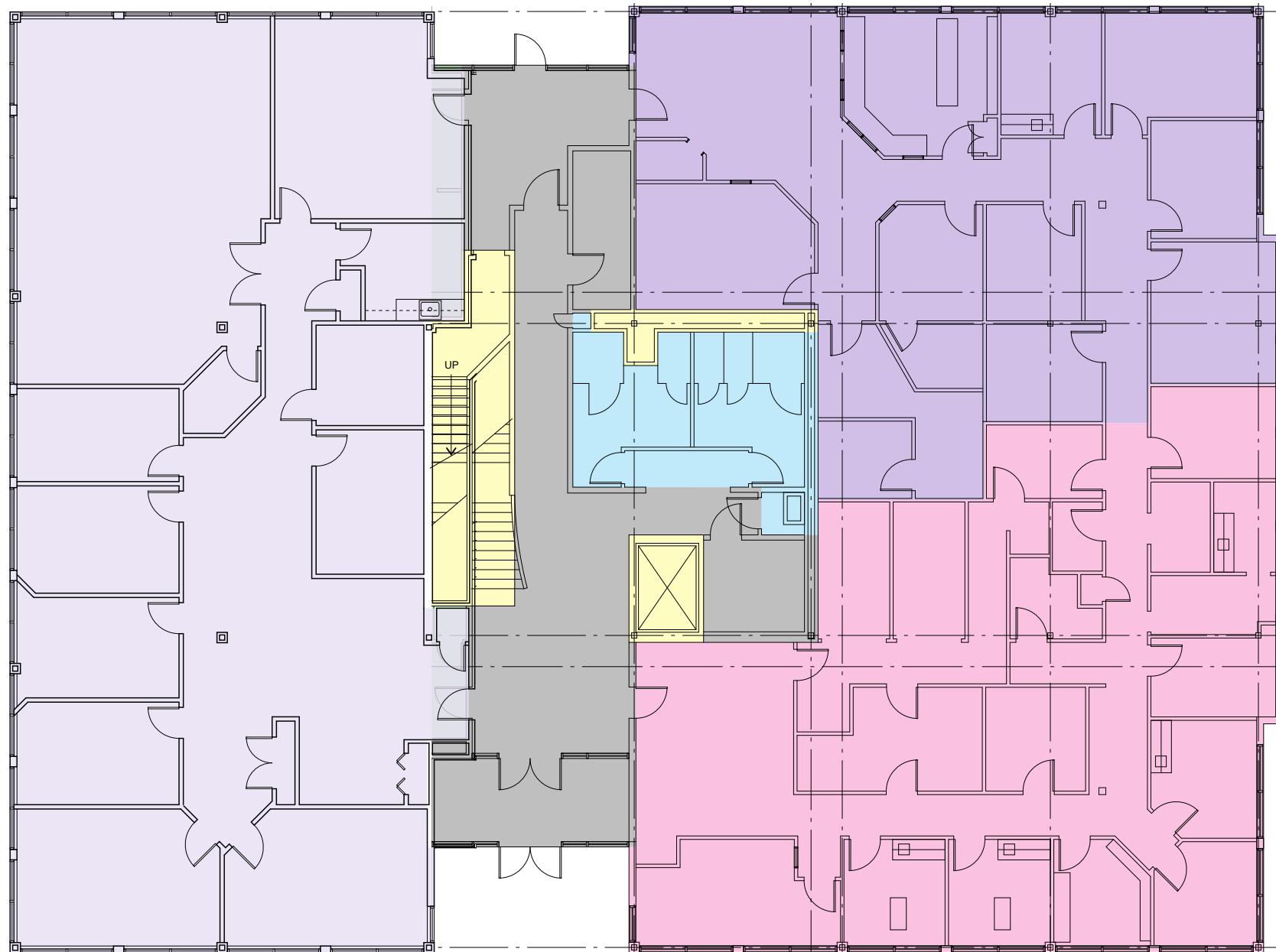
EXTERIOR PHOTOS

1685 Congress Street | Portland, ME



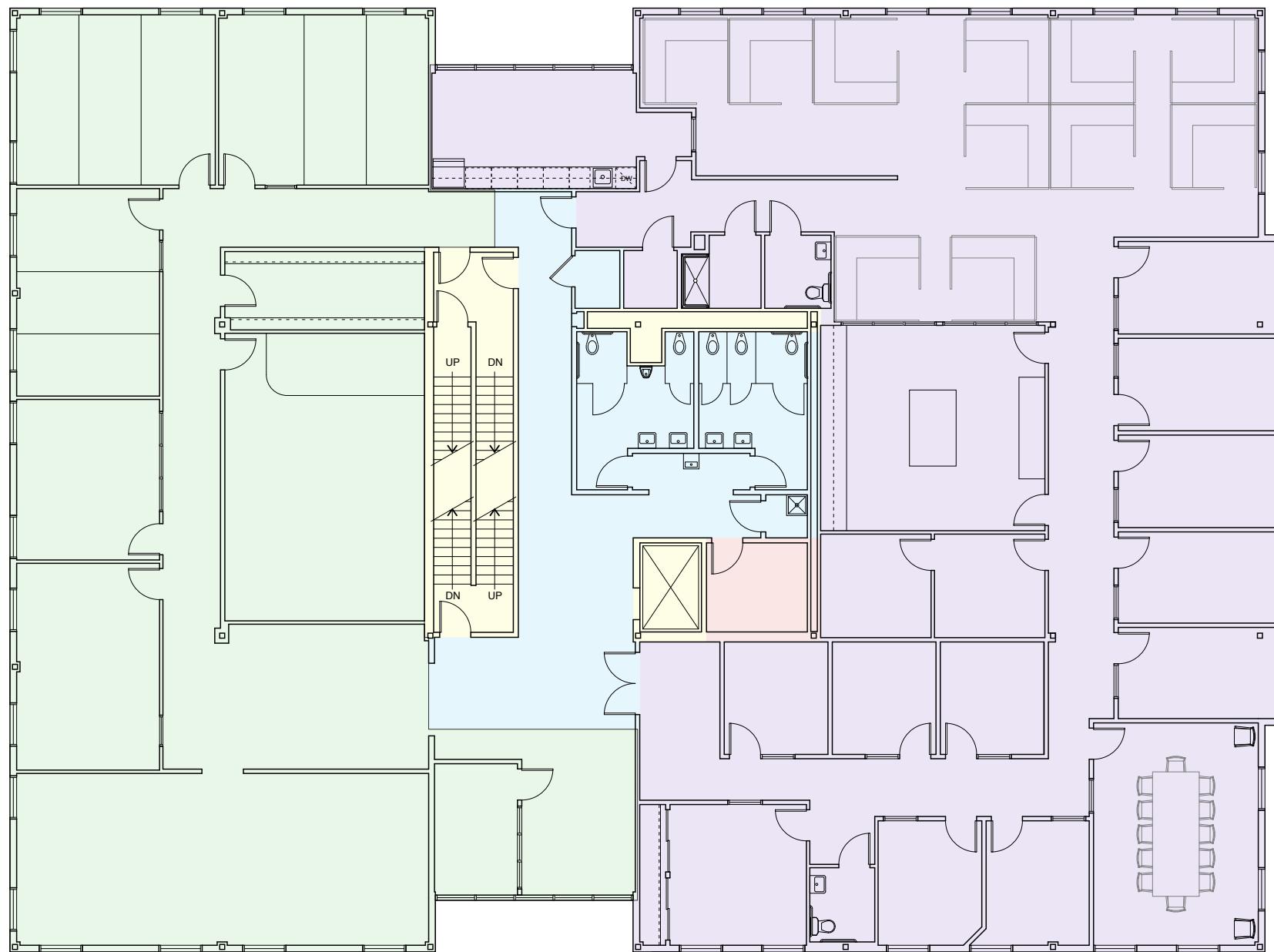
FIRST FLOOR PLAN

1685 Congress Street | Portland, ME



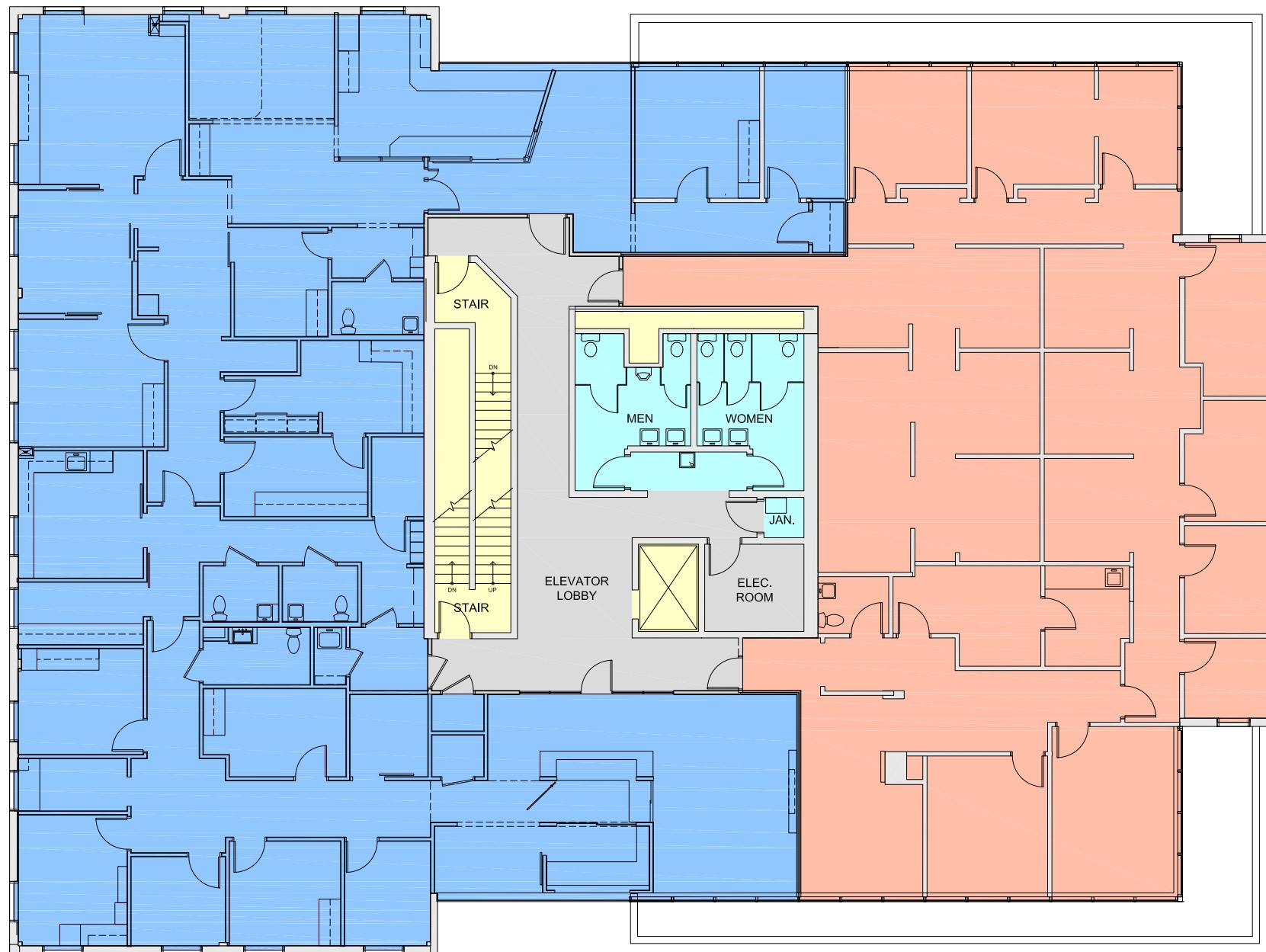
SECOND FLOOR PLAN

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THIRD FLOOR PLAN

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INTERIOR PHOTOS

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FEMA FLOOD ZONE

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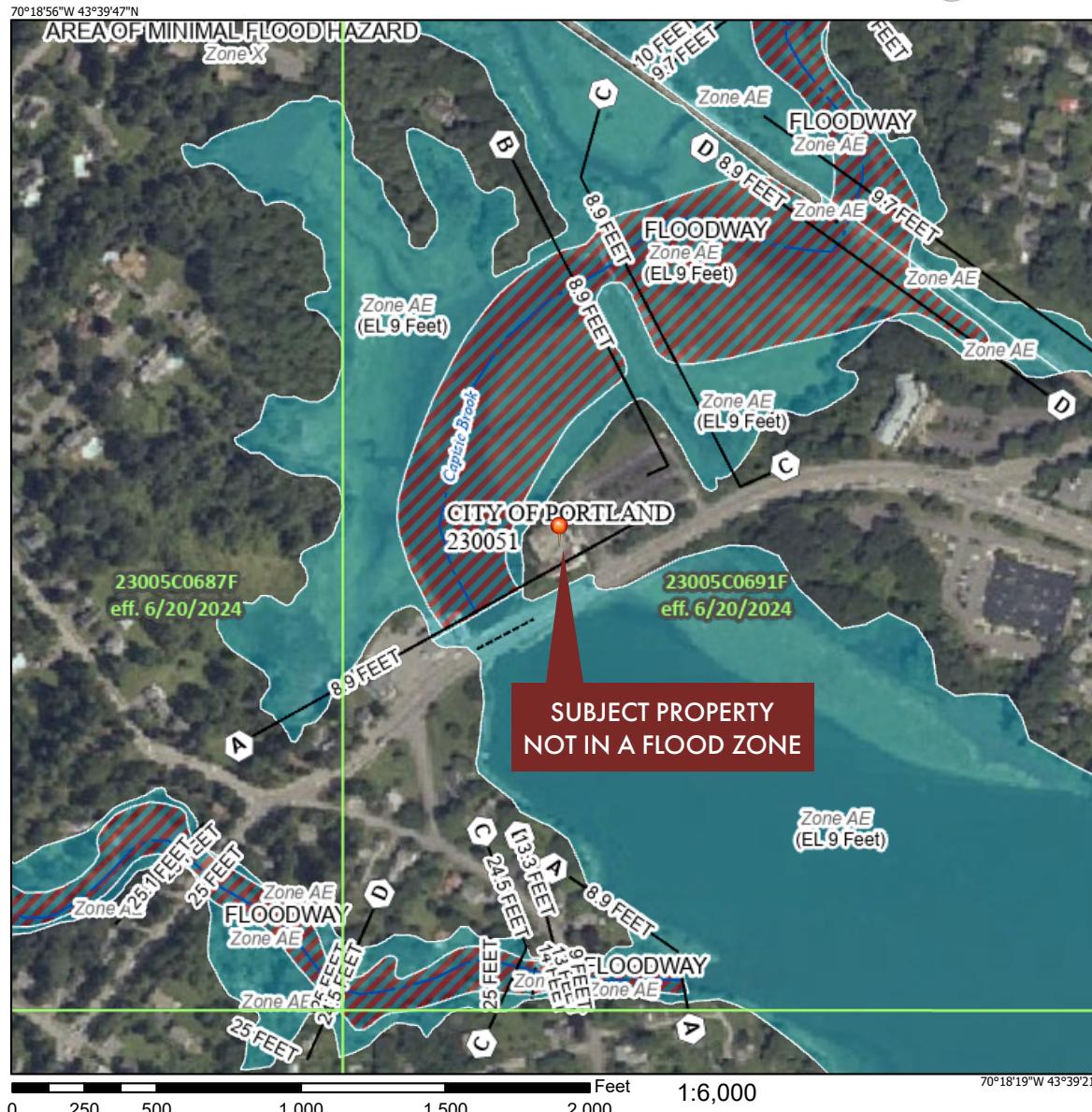


National Flood Hazard Layer FIRMette



Legend

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



SEE FIGURE FOR DETAILED LEGEND AND INFORMATION ON FLOOD ZONE LAYOUT	
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

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

OTHER AREAS OF FLOOD HAZARD	 	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

NO SCREEN	Area of Minimal Flood Hazard	Zone X
OTHER AREAS	Effective LOMRs	Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES - - - - - Channel, Culvert, or Storm Sewer
||||||| Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance
17.5 Water Surface Elevation

8 - - - Coastal Transect
~~~~513~~~~ Base Flood Elevation Line (BFE)

— Limit of Study  
— Jurisdiction Boundary  
— Coastal Transect Baseline

OTHER FEATURES - Profile Baseline  
Hydrographic Feature

Digital Data Avai

## MAP PANELS

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

accuracy standards  
The flood hazard information is derived directly from the authoritative NFH 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 NFH 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

1685 Congress Street | Portland, ME



| Suite/<br>Unit #'s          | Tenant                       | Net Usable<br>Area | Gross<br>Rentable<br>Area | Common<br>Area % | Common<br>Area Sq Ft | Gross<br>Rentable<br>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

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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# amedisys

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.



## STROUDWATER

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.



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



## DEMOGRAPHIC SUMMARY

1685 Congress St, Portland, Maine, 04102

Ring: 1 mile radius

### KEY FACTS

5,802

Population



2,497

Households

42.7

Median Age

\$92,366

Median Disposable Income

2.4%

No High School Diploma



8.8%  
High School Graduate



16.0%  
Some College/  
Associate's Degree



72.8%  
Bachelor's/Grad/  
Prof Degree

### INCOME



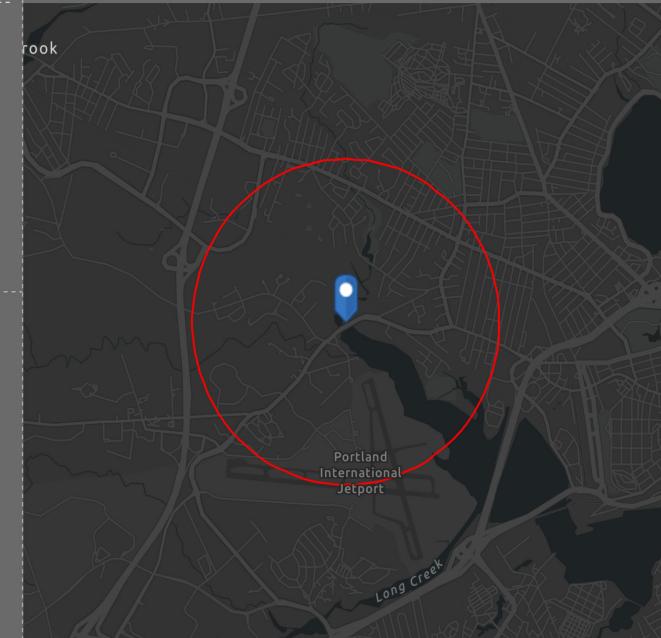
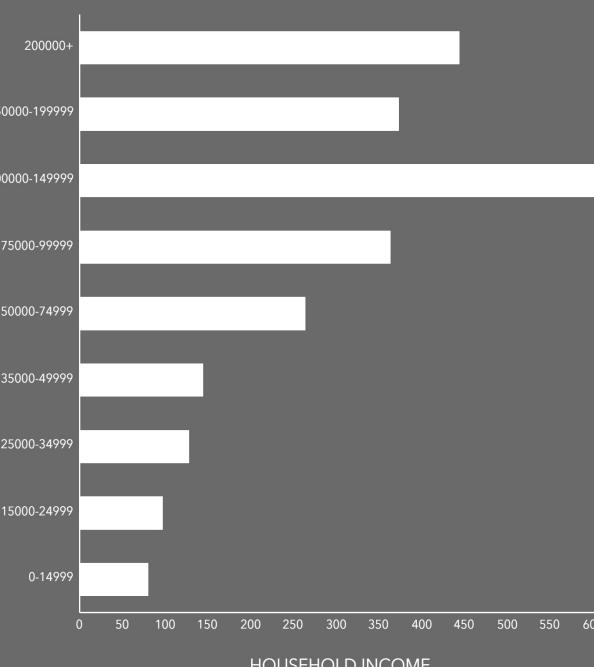
\$112,103  
Median Household Income



\$59,669  
Per Capita Income



\$474,384  
Median Net Worth



White Collar

80.5%



Blue Collar

10.6%



Services

10.6%

4.5%

Unemployment Rate

**Source:** This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Source: This infographic contains data provided by Esri (2025, 2030).

# 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 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



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



The 50 Best Places to  
Travel in 2020 - Portland

MAP

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