

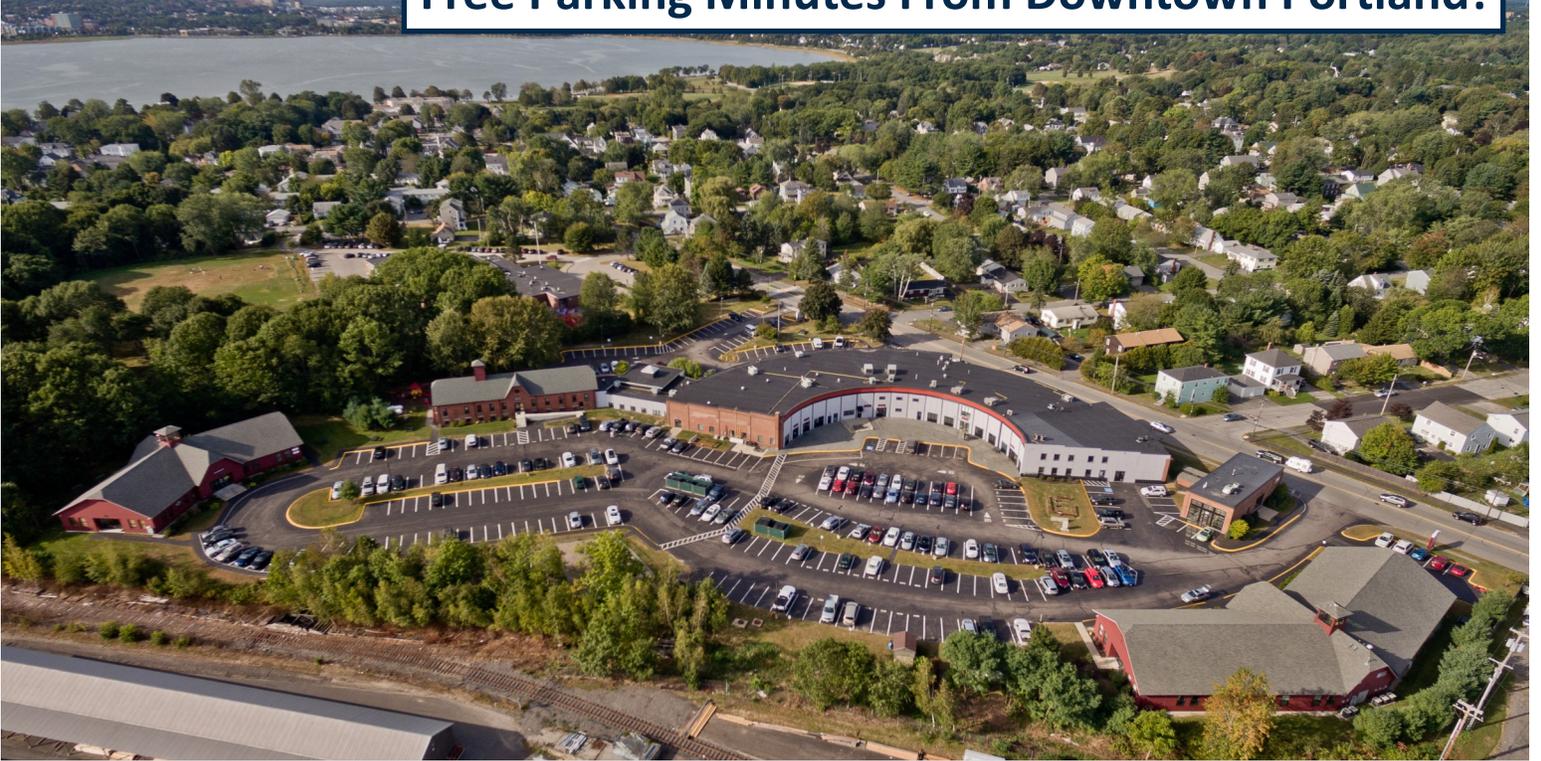


**COMPASS**  
COMMERCIAL BROKERS

# OFFICE FOR LEASE

125 Presumpscot Street, Portland, ME

**Free Parking Minutes From Downtown Portland!**



## Property Description:

Available Space: 2800 ± SF

Lease Rate: \$10 PSF NNN

Compass Commercial Brokers is pleased to present 2,800 SF of office space in the historic Roundhouse complex. The Roundhouse campus consists of over 62,000 SF of office space, upgraded parking areas and mature landscaping. Easy access from I-295 and Washington Avenue, ample parking is available on site. With it's close proximity to downtown Portland and destinations north, the Roundhouse is a compelling property to locate your business. Long term tenants include; Department of Motor Vehicles, Matrix, Pizzagalli Construction, Maine Academy of Modern Music, Administrative Office of the Courts and many others.

- **Property Address:** 125 Presumpscot Portland, ME
- **Owner:** 125 PRESUMPCOT SPE LLC & PRESUMPCOT-PORTLAND INVESTORS LLC

- **NNN:** \$4.67
- **Year Built:** 1940
- **Zoning:** IM
- **Building Use:** PROF BLDG
- **Building Size:** 42,616 SF

- **Sprinkler:** Yes
- **Parking:** Ample on-site parking
- **Elevator:** No
- **Sprinkler:** Yes

**Steve Baumann | Jack Baumann**  
**President & CEO | Agent**  
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# Interior Photos

125 Presumpscot. Portland, ME



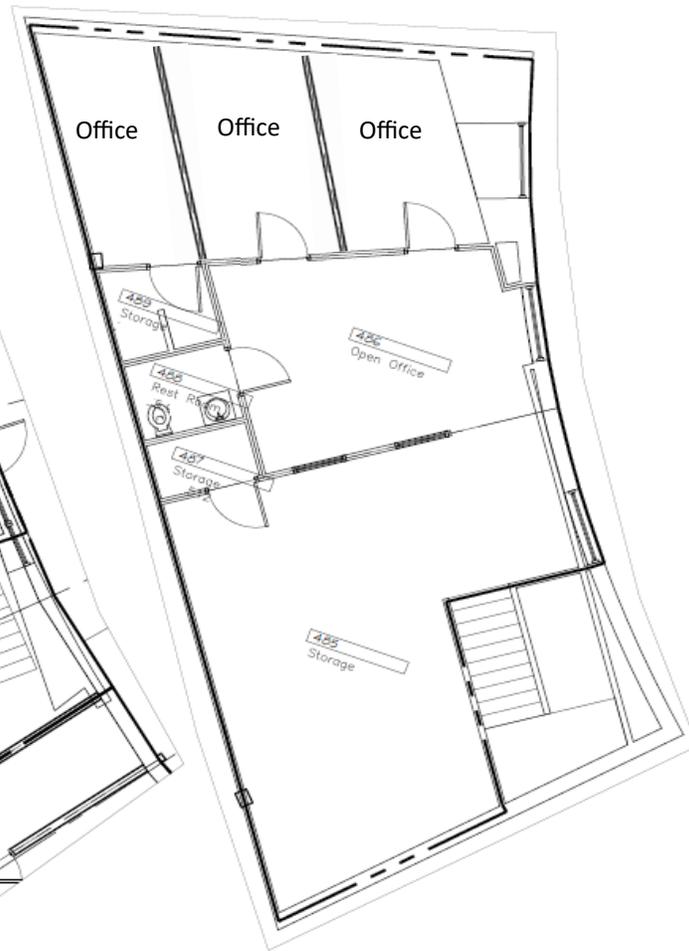


# Floor Plan

## 125 Presumpscot. Portland, ME



Ground Floor Plan  
Scale: 1/8" = 1'-0"



Second Floor Plan  
Scale: 1/8" = 1'-0"

### Notes:

- Up to 7 private offices, conference room, bathrooms on each floor, bullpens, and ample storage space.
- Ground floor is entirely ADA accessible.
- Free parking right outside the main entrance of the space.