

FOR LEASE | OFFICE / RETAIL BUILDING IN WASHINGTON PARK

901 WASHINGTON AVENUE, PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

32,289± SF of Class A office space conveniently located just minutes from the Portland peninsula, I-295, the Portland International Jetport, and the Maine Turnpike

- Interior renovated in 2024, including HVAC upgrades
- Potential for a variety of uses with 20' clear height above drop ceilings
- 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
- Lease Rate: \$10.00 - \$15.00/SF NNN





PROPERTY DETAILS

OWNER OF RECORD	J.B. Brown & Sons
LOT SIZE	3.17± AC
ZONING	B-2 Community Business
BUILDING SIZE	38,301± SF
YEAR BUILT	1971; Renovated 2024
SPACE AVAILABLE	22,000 - 32,289± SF
DATE AVAILABLE	Immediately
CEILING HEIGHT	10' to drop ceiling, 20' 2" to deck
COLUMN SPACING	49' 4" x 24' 4"
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
POWER	3 Phase, 208Y/120V
LIGHTING	LED
INTERNET SERVICE	Spectrum
BUILDING TENANTS	MaineHealth
INTERIOR OFFICE SPECS	Reception area, two large training/ board rooms, 18 private offices, kitchen and pantry, multi-stall men's and women's restrooms, three large storage rooms, wellness room, game room, two phone rooms, and open workspace
NNN EXPENSES	\$2.04/SF CAM Expenses \$2.28/SF Taxes (2026)



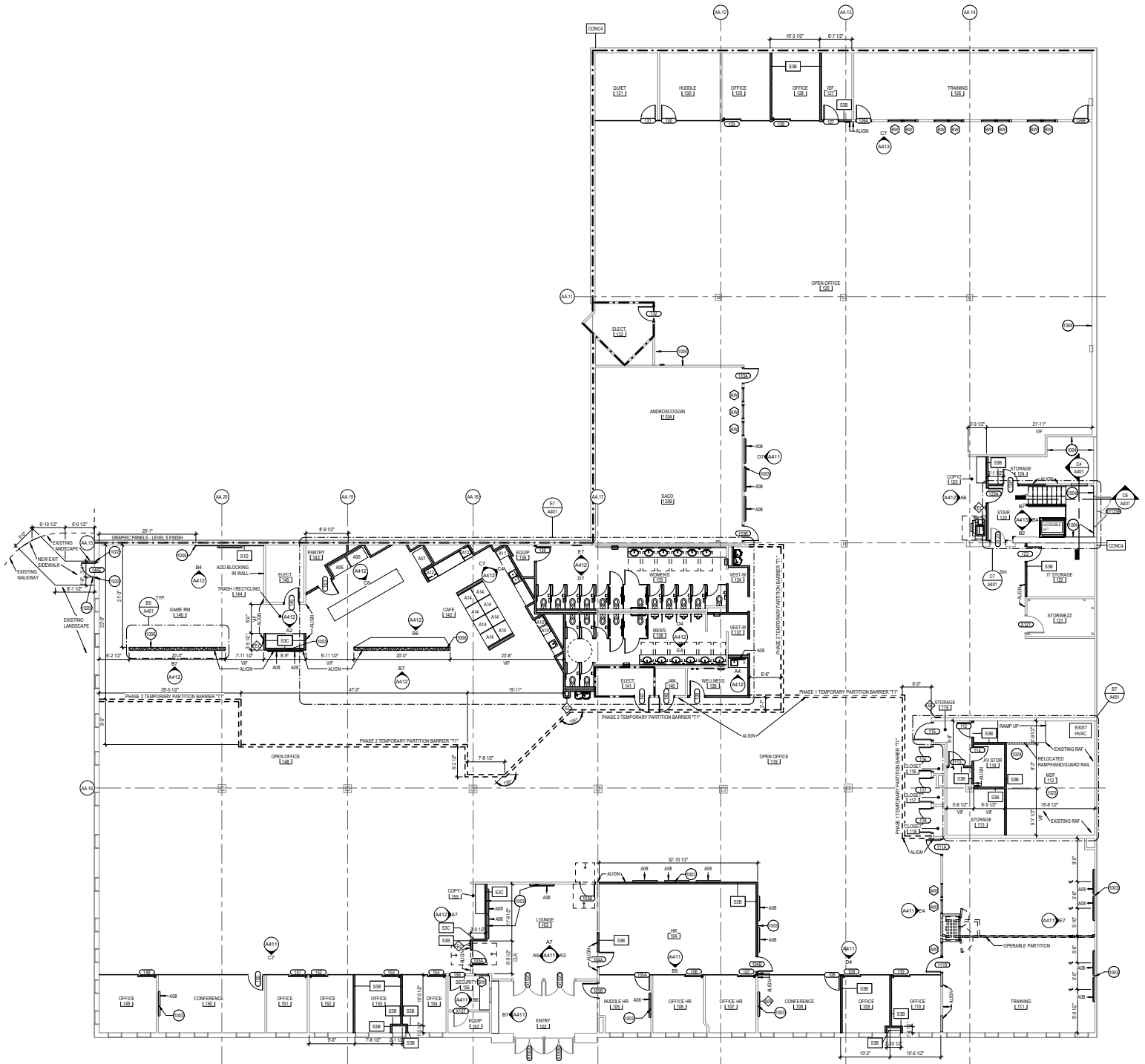
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FLOOR PLAN



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