

FOR LEASE | RETAIL / OFFICE
BAXTER PLACE - 305 COMMERCIAL ST, PORTLAND, ME



2,400-3,500 SF RETAIL SPACE
HISTORIC OLD PORT BUILDING

- Excellent visibility on Commercial Street (Former Paint Store)
- Ground Floor Retail space is 3,500 SF - Excellent exposure with large windows; space currently is open retail space with office/storage in back
- Daylight basement space offers 2,700 SF - open layout with exposed brick/beam work

AVAILABLE IMMEDIATELY



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PROPERTY SUMMARY

305 COMMERCIAL STREET - PORTLAND, MAINE



Baxter Place, an Old Port historic landmark, is a 5 story mixed-use building with retail storefronts, office space within the interior of the ground floor, and residential units above.

PROPERTY INFORMATION

ADDRESS: 305 Commercial Street
Portland, Maine 04101

BUILDING SIZE: 114,781 SF

BUILT: 1862

LANDLORD: Baxter Place LLC

- ZONES:**
- B-3 Downtown Business
 - Pedestrian Activities District (PAD) Overlay
 - B-5b Urban Commercial
 - Downtown Entertainment (DEOZ) Overlay

EXTERIOR: Brick/stone

INTERIOR: Painted walls

WATER/SEWER: Public

FLOORING: Carpet/Tile/Other

HVAC: Central HVAC in offices, electric heat

RESTROOMS: Common area restrooms

PARKING: One space included with Leases in the key-card parking lot behind the building. Others available at market rates. Abundant street parking.

SIGNAGE: Signage available on Commercial Street side of building (subject to City regulations)

ACCESS: Entrances from both front and rear of building



LEASING INFORMATION & PHOTOS

305 COMMERCIAL STREET - PORTLAND, MAINE



LEASING INFORMATION - Ground Floor Space

Ground Floor Retail Space: Large corner unit on Commercial and Center Streets offers large windows with lots of natural light and great visibility. Current use is a retail paint store with office/storage space in the rear.

SPACE:	2,400 to 3,500 SF - Ground Level Retail
USE:	Retail and/or Office
LEASE RATE:	\$25.00 SF Gross - Includes tenant electric for lights/plugs/HVAC



LEASING INFORMATION - Daylight Basement Space

This space is directly below the paint store (see above) and offers daylight basement space along Commercial and Center Streets, open layout with Old Port style brick and beam work. Great Opportunity and priced to lease for a retailer wanting Old Port exposure.

SPACE #1:	2,000 SF - Open space with daylight windows
USE:	Retail
LEASE RATE:	\$1,250/Month Gross - Includes tenant electric for lights/plugs/HVAC

SPACE #2:	700 SF - Open Space with daylight windows
USE:	Office
LEASE RATE:	\$600/Month Gross - Includes tenant electric for lights/plugs/HVAC



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Commercial Street Entrance



View showing available parking at rear of building



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