



A New Town Center Development

Retail, Medical, & Office Space For Lease



BRAINERD PLACE

A Modern New England Town Center

Main Street & Marlborough Street | Portland, Connecticut

Welcome to Brainerd Place

Discover Brainerd Place, Portland, CT's exciting new town center poised to become a regional hotspot for shopping, dining, and lifestyle experiences. With flexible leasing opportunities ranging from 1,470 to 20,000 square feet, this development is ideal for retail, restaurant, medical, and office spaces, complementing the 230 residential apartments onsite. The strategic location boasts direct access to Middletown and Wesleyan University via the Arrigoni Bridge, along with proximity to popular attractions like the Brownstone Adventure Sports Park. With existing traffic drivers and a vibrant community atmosphere, Brainerd Place is set to attract visitors from Fairfield and Hartford counties, ensuring a thriving environment for your business. Join us in shaping this dynamic destination!

230

Residential Apartments

1,470-20,000 SF

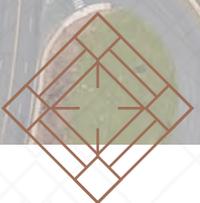
Available Retail Space

±6,500 SF

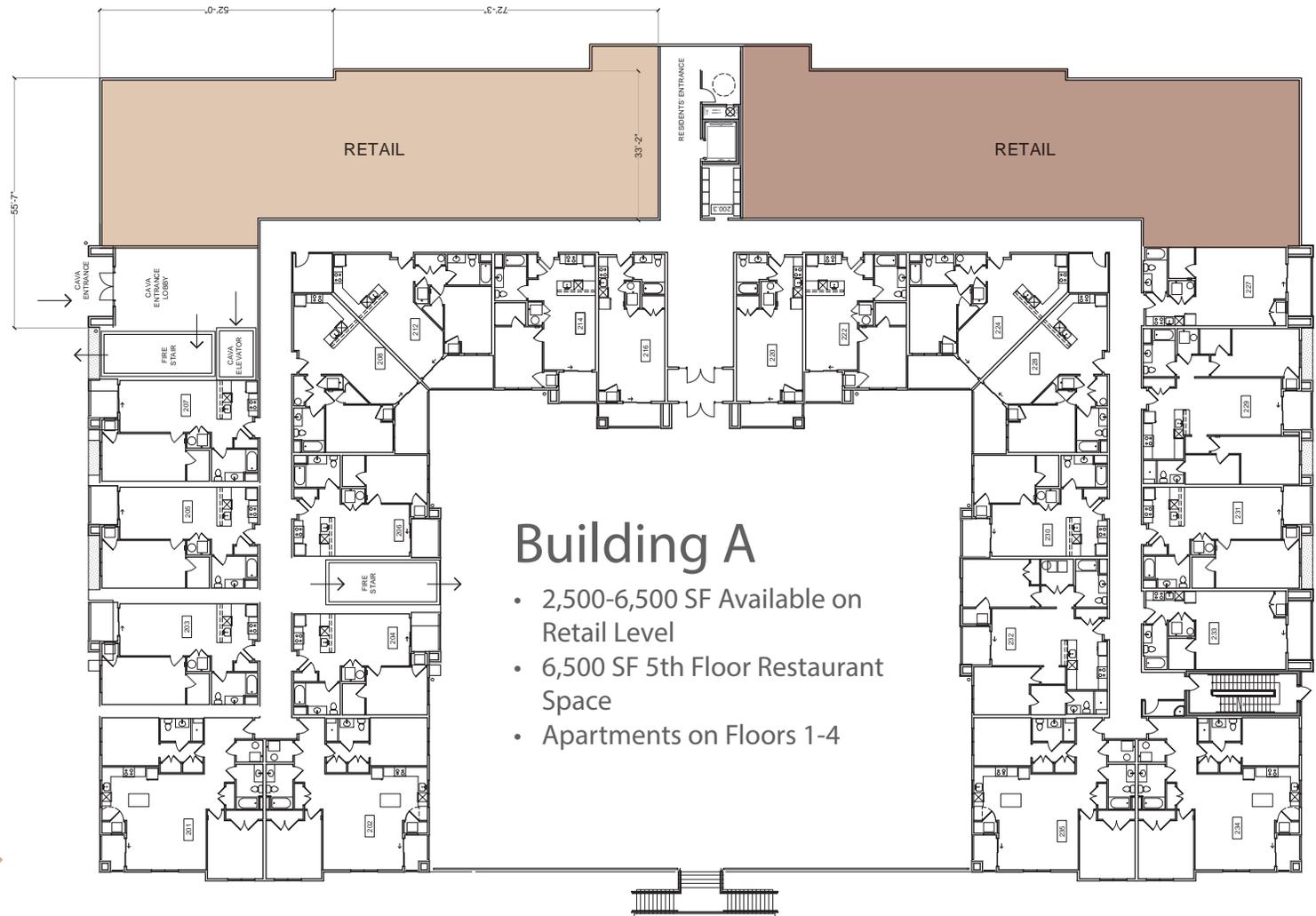
Rooftop Bar/Restaurant Space



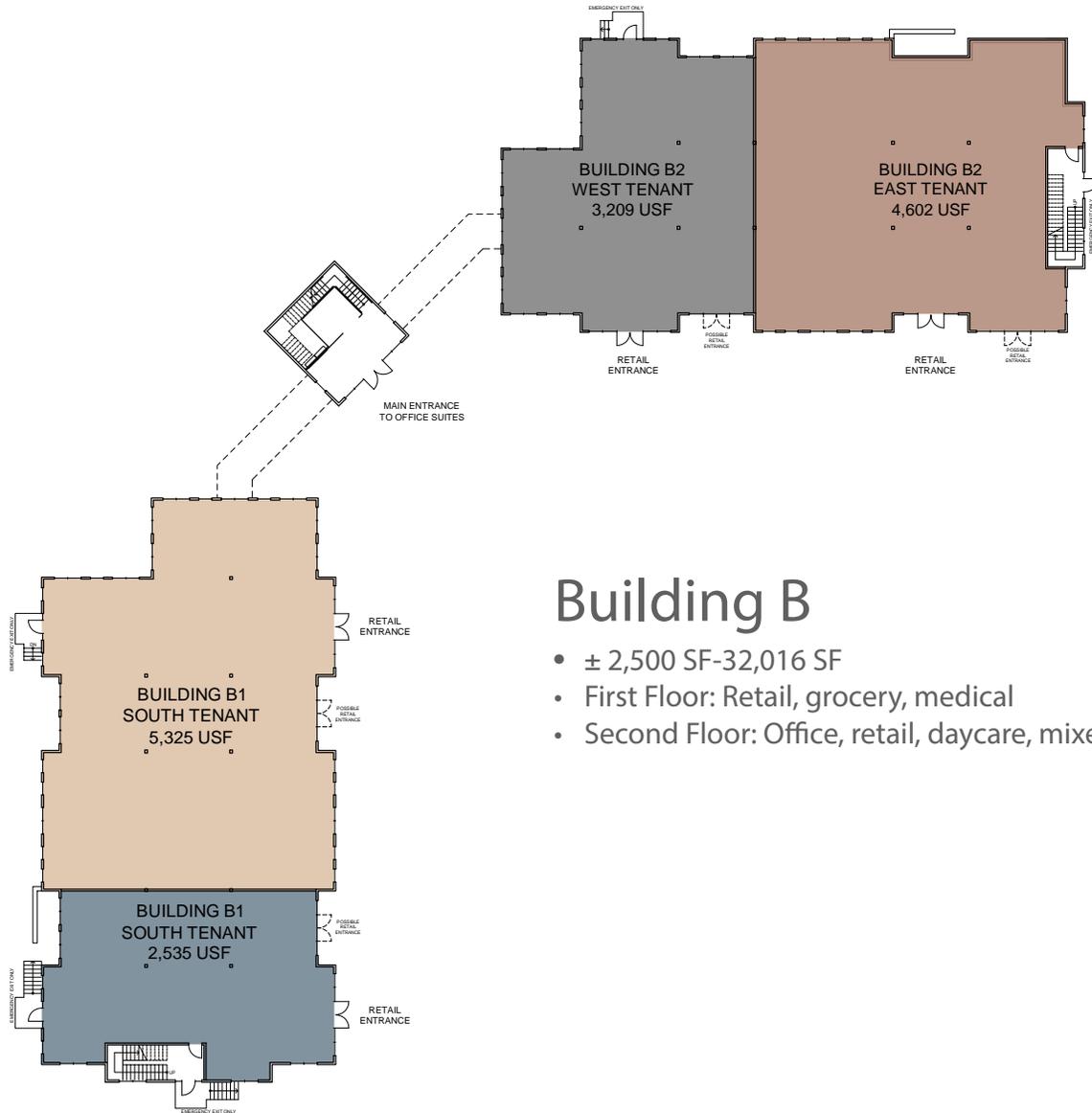
the Plan



Availabilities: Building A



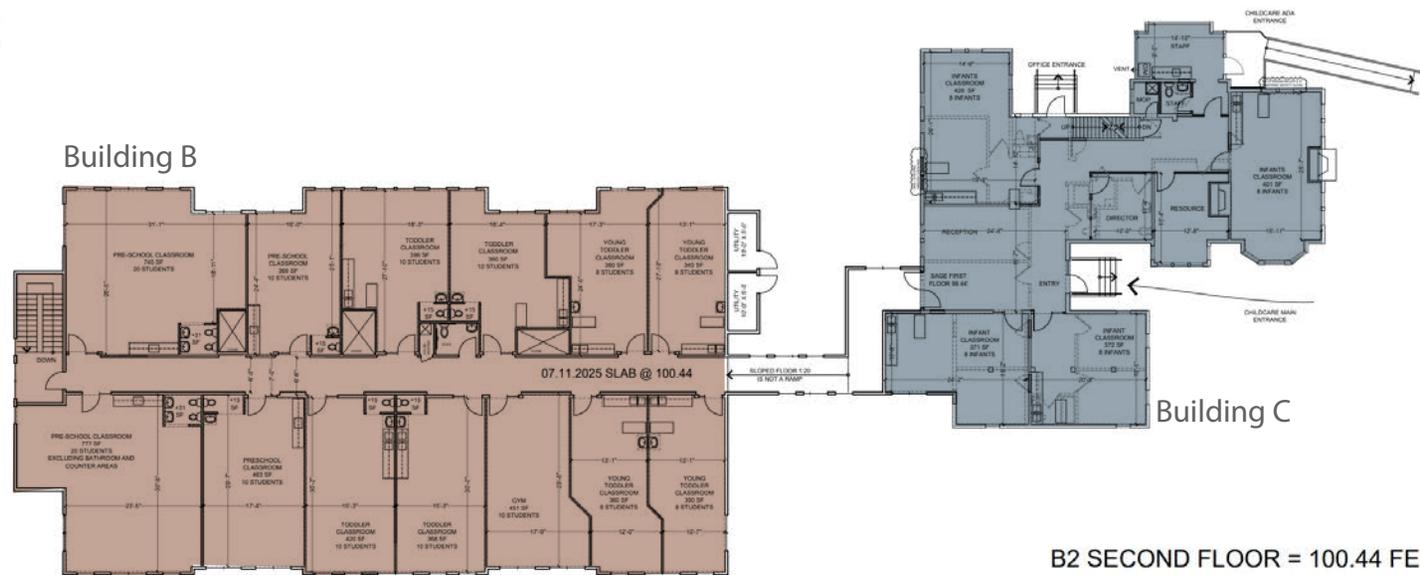
Availabilities: Building B



Building B

- ± 2,500 SF-32,016 SF
- First Floor: Retail, grocery, medical
- Second Floor: Office, retail, daycare, mixed use

Availabilities: Building C



B2 SECOND FLOOR = 100.44 FEET
SAGE FIRST FLOOR = 99.44 FEET
8,095 SF TOTAL INCLUDING BRIDGE

Building C

- 5,244 SF
- Ideal for:
 - Restaurant
 - Daycare
 - Spa
 - Offices
 - Retail
 - Medical

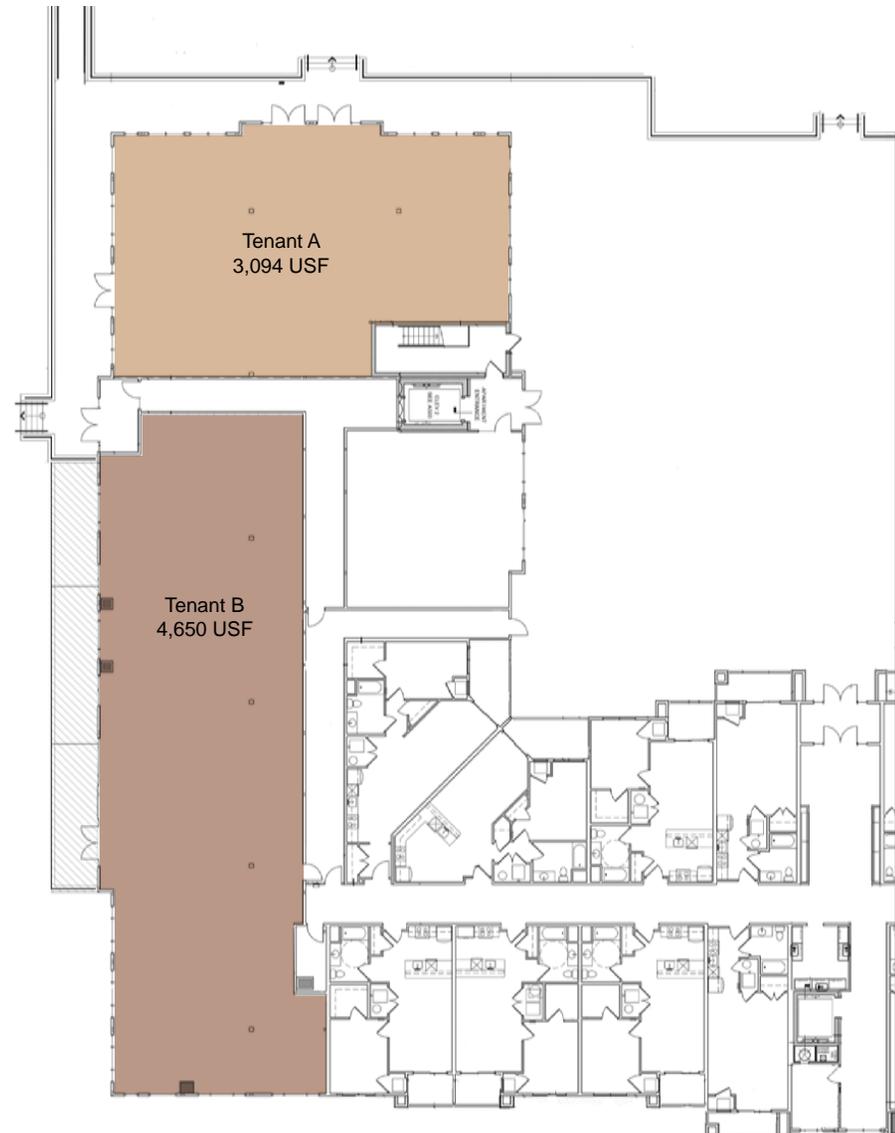


Availabilities: Building F



Building F

- 2,500-10,242 SF Available on Retail Level
- Apartments on Floors 1-4
- 1Q 2026: Tenant Occupancy



Renderings Building F



Looking South Into Courtyard



View Looking Southeast, From Hart-Jarvis House



View Looking Southwest, Towards Retail Tenants



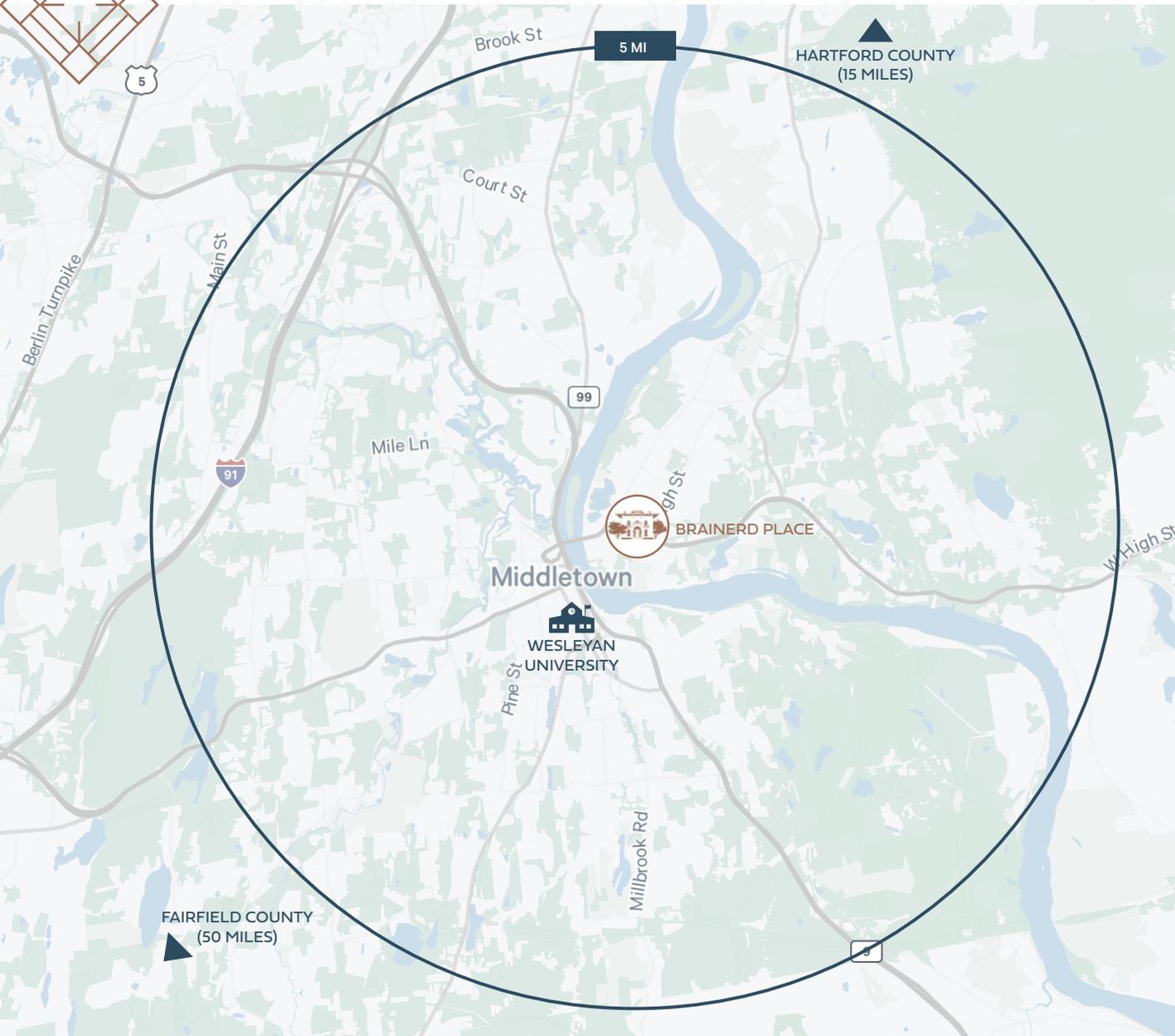
View Looking North At Vehicular Entrance



View Looking Northwest, From Perry Avenue



Portland, CT: A Regional Destination



Demographics within 5 Miles

74,493
Population

\$119,460
Average Household Income

78,971
Daytime Population

Nearby Traffic Drivers

- Nordic inn and spa redevelopment on the river
- Direct access to Middletown, including Wesleyan University, via Arrington Bridge
- Brownstone Adventure Sports Park at neighboring quarry
- Visitors from neighboring Fairfield and Hartford counties



BRAINERD PLACE

A Modern New England Town Center

Main Street & Marlborough Street | Portland, Connecticut

A New Town Center Development

Retail, Medical, & Office Space For Lease

Jennifer Gosselin

Vice President

+1 860 987 4734

jennifer.gosselin@cbre.com

Alexis Augsberger

First Vice President

+1 860 987 4708

alexis.augsberger@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.