



Courtyard rendering. Credit: SDS Design Studio.

PORTLAND, MAINE — 123 WASHINGTON AVENUE

A New Culinary & Retail Address

A mixed-retail destination where independent operators, local makers, and restaurateurs converge in Portland's most vibrant dining corridor.

THE CONCEPT

A New Destination Off Washington Ave

The redevelopment at 123 Washington Ave introduces approximately 10,957 SF as a vibrant retail ecosystem for up to six distinct businesses, creating a new moment of discovery just off one of Portland's best-known commercial corridors.

Set between Onggi at 131 Washington Ave, an everyday fermentation market, bakery, and cafe, and Forage, known for craft food and beverages built from fresh local ingredients, hand-shaped bagels, and all-day breakfast and lunch, the project extends Washington Ave into the corridor itself.

The passage between Onggi and Forage is envisioned as a pedestrian-friendly woonerf (Dutch for "living street") with full-height storefront glass, dedicated entrances, and immediate access from 123 Washington Ave. The result is a hidden-in-plain site retail passage where visitors step off the main corridor and into a new shared destination.



Woonerf rendering. Credit: SDS Design Studio.

REDEVELOPMENT

Reimagining a Former Distillery as Modern Small-Format Space

Today the interior reads as a raw brick-and-beam warehouse with high ceilings. The redevelopment will retain that character and its architecturally interesting elements while updating the shell and mechanical systems to create a modern finished space with large perimeter storefront glass for visibility, natural light, and a stronger connection to Washington Avenue. Delivered as a finished shell, with additional details and tenant improvement offerings available upon request.

Project context: The Black Box · Onggi · Forage · Island Creek Oyster

AVAILABLE SPACES

Small-Format Opportunities, Anchor Potential

Six curated spaces from approximately 939 to 3,896 Rentable Square Feet (RSF), totaling approximately 10,958 RSF, flexible enough for independent retail, specialty markets, and restaurant concepts of every scale. Each suite is delivered as a permitted and entitled finished shell for its proposed use.

<p>R1 Retail 1 2,020 RSF</p> <p>\$3,367/mo \$20.00/RSF NNN Permitted: Retail / Market Forage-adjacent alley frontage</p>	<p>R2 Retail 2 939 RSF</p> <p>\$2,348/mo \$30.00/RSF NNN Permitted: Retail / Market Woonerf-facing storefront</p>	<p>R3 Retail 3 956 RSF</p> <p>\$2,390/mo \$30.00/RSF NNN Permitted: Retail / Market Woonerf-facing storefront</p>
<p>R4 Retail 4 1,760 RSF</p> <p>\$2,640/mo \$18.00/RSF NNN Permitted: Retail / Flex Parking lot access with outdoor seating</p>	<p>B/R Unit 5 - Bar / Restaurant 1,387 RSF</p> <p>\$2,658/mo \$23.00/RSF NNN Permitted: A-2 B/R Parking and woonerf access</p>	<p>B/R Unit 6 - Bar / Restaurant 3,896 RSF</p> <p>\$6,169/mo \$19.00/RSF NNN Permitted: A-2 B/R Parking lot access with outdoor seating</p>

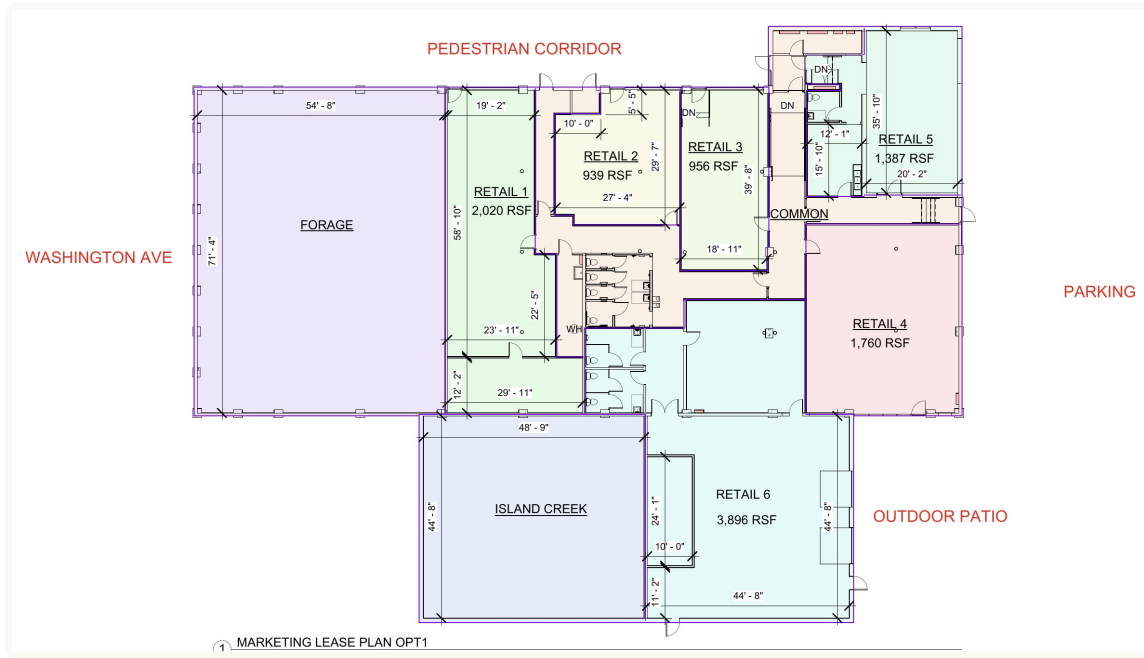
LEASE INFORMATION

Terms & Delivery

<p>LEASE RATE</p> <p>\$18-\$30 /RSF NNN</p>	<p>COMMON AREA MAINTENANCE</p> <p>\$7.25 /RSF Est. NNN</p>
<p>DELIVERY CONDITION</p> <p>Finished Shell</p> <p>Each suite is delivered as a permitted and entitled finished shell for its proposed use, with code compliance, and base building systems addressed. Additional shell details, specifications, and tenant improvement offerings are available upon request.</p>	<p>TIMING</p> <p>Fall 2026</p> <p>Construction anticipated at approximately 4 months with phased delivery.</p>
<p>PARKING & ACCESS</p> <p>Shared on-site customer parking in designated spaces, plus adjacent public evening and weekend pay-to-park access. Direct access off I-295's Washington Avenue connector.</p>	<p>TENANT RESPONSIBILITIES</p> <p>Separately metered utilities including electric and submetered water where relevant, plus proportionate share of CAM and operating expenses.</p>

LEASING PLAN

Floor Plan



LOCATION

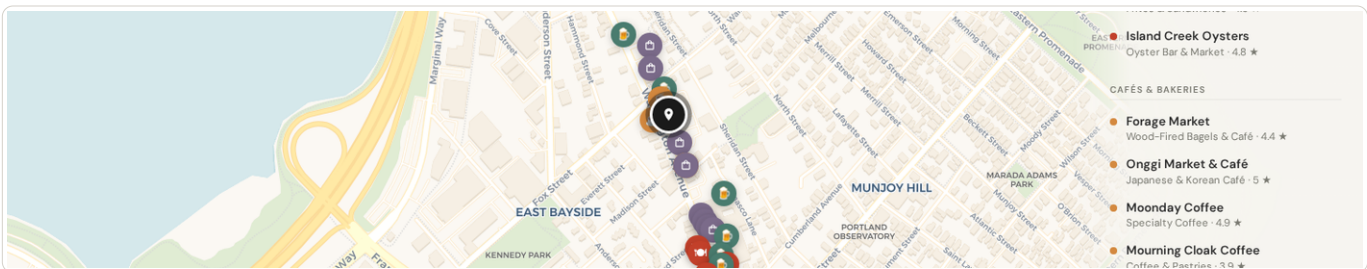
123 Washington Ave Portland, ME 04101

123 Washington Avenue sits in the center of Portland's most dynamic dining and retail corridor, with immediate access from I-295 and a direct connection into the Washington Avenue commercial spine.

The neighborhood is defined by some of the city's best breweries, restaurants, and maker-driven concepts, giving operators visibility within an established destination while benefiting from steady local and visitor traffic.

It also sits within easy reach of the waterfront and the future home of the Roux Institute, solidifying Washington Avenue's position as Portland's newest chapter in food, retail, and innovation.

Neighborhood context: Maine Magazine · Hemisphere Magazine · NYT 36 Hours in Portland · Roux Institute



NEARBY POINTS OF INTEREST

- RESTAURANTS**
Terlingua · Izakaya Minato · Lil Chippy · Duckfat Frites Shack · Island Creek Oysters
- CAFÉS & BAKERIES**
Forage Market · Onggi Market & Café · Moonday Coffee · Mourning Cloak Coffee
- BARs & BREWERIES**
Oxbow Brewing · Anoché · Root Wild Kombucha · Newscapes Brewing · Hardshore Distilling · Prairie Baking / Night Mares
- RETAIL & SPECIALTY**
Maine & Loire · Sissle & Daughters · Strata · Salon Lavender · The Post Supply · Pinebury · Washington Baths · Portland Gear Hub
- DEVELOPMENT**
Tavata by Redfern

Leasing Information Available Upon Request

Detailed floor plans and tenant improvement allowance information available on request.

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This is a preliminary leasing teaser. All sizes, rates, and specifications are approximate and subject to change.