



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.

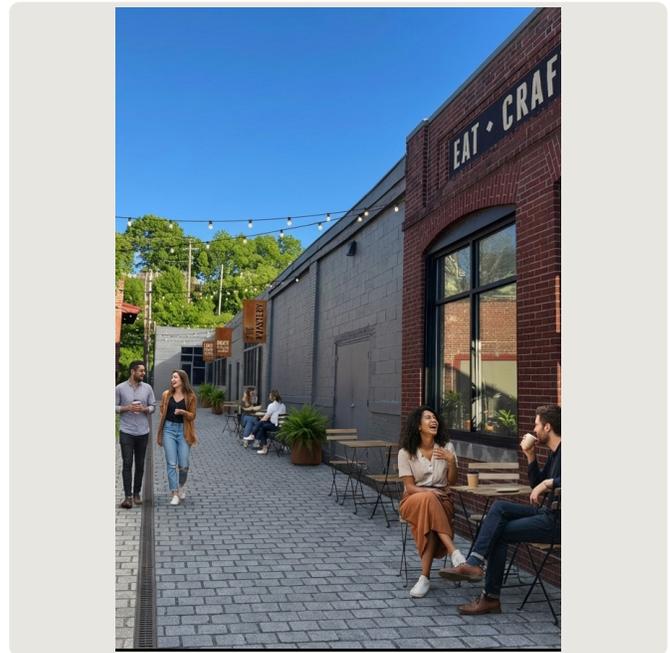
THE CONCEPT

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 breads, and all-day breakfast and lunch, the project extends 123 Washington Avenue and the broader retail corridor into the alley itself.

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



Alley 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 the alley and Washington Avenue. Delivered as a finished shell, with additional details and tenant improvement offerings available upon request.

AVAILABLE SPACES

Small-Format Opportunities, Anchor Potential

Six curated spaces from approximately 1,005 to 2,739 Rentable Square Feet (RSF), totaling approximately 10,957 RSF, flexible enough for independent retail, specialty markets, and restaurant concepts of every scale. Each suite is delivered as a fully permitted and entitled finished shell for its proposed use.

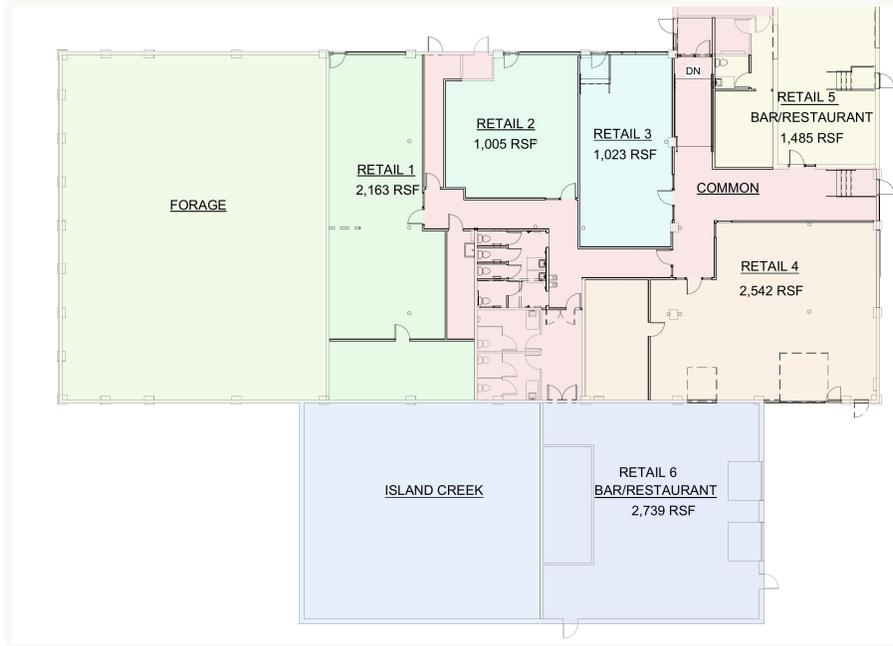
<p>R1 Retail 1 2,163 RSF</p> <p>\$3,605/mo \$20.00/RSF NNN Permitted: Retail / Market Forage-adjacent alley frontage</p>	<p>R2 Retail 2 1,005 RSF</p> <p>\$2,513/mo \$30.00/RSF NNN Permitted: Retail / Market Woonerf-facing storefront</p>	<p>R3 Retail 3 1,023 RSF</p> <p>\$2,558/mo \$30.00/RSF NNN Permitted: Retail / Market Woonerf-facing storefront</p>
<p>R4 Retail 4 2,542 RSF</p> <p>\$3,813/mo \$18.00/RSF NNN Permitted: Retail / Flex Parking lot access with outdoor seating</p>	<p>B/R Unit 5 - Bar / Restaurant 1,485 RSF</p> <p>\$2,846/mo \$23.00/RSF NNN Permitted: A-2 B/R Parking and woonerf access</p>	<p>B/R Unit 6 - Bar / Restaurant 2,739 RSF</p> <p>\$4,337/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 fully permitted and entitled finished shell for its proposed use, with permitting, code compliance, and base building systems already 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>

Floor Plan



Plan by Bild Architecture LLC. Sizes are approximate RSF.

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, helping position Washington Avenue as part of Portland's broader next chapter in food, retail, and innovation.

Neighborhood context: Maine Magazine · Roux Institute



Leasing Information Available Upon Request

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

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