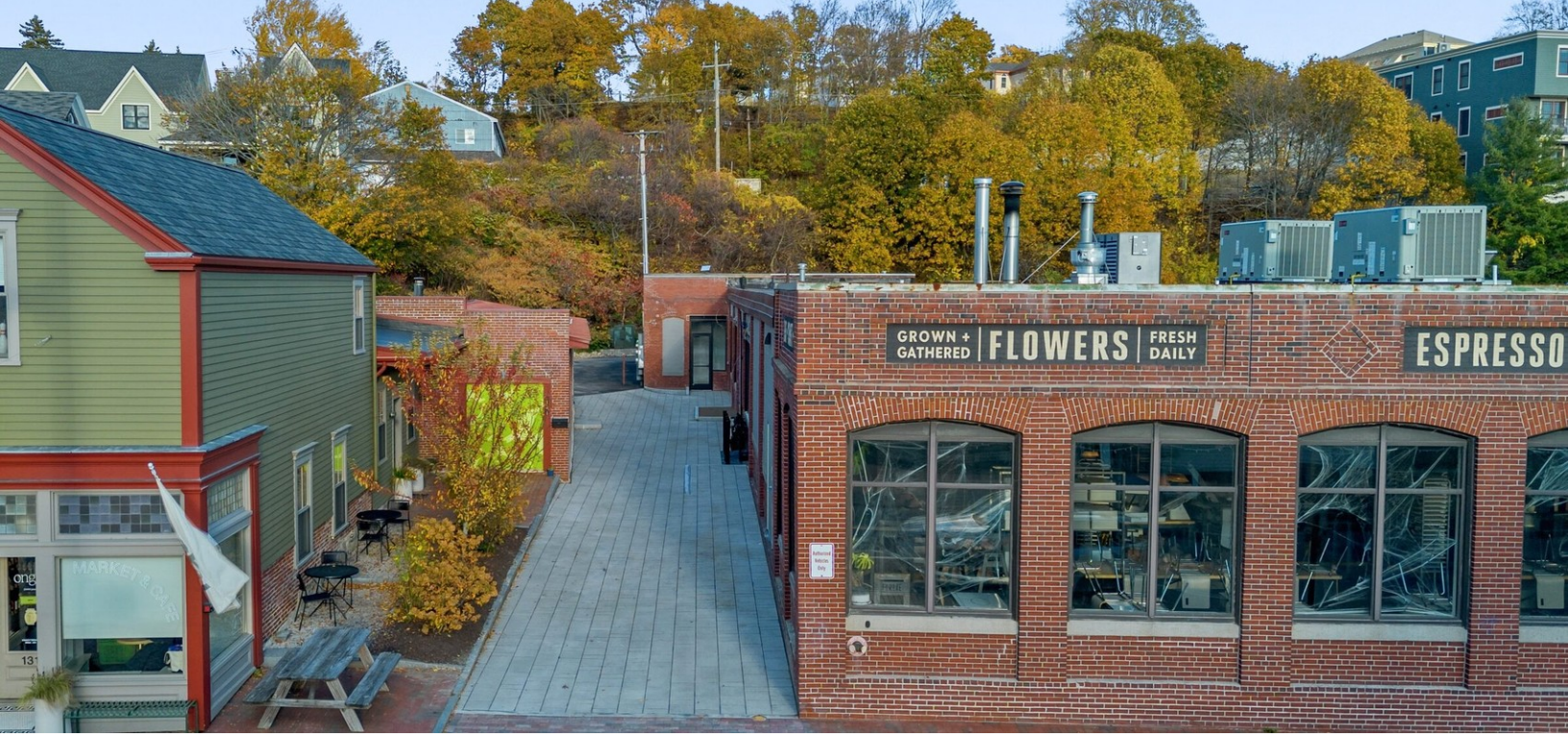


The woonerf from Washington Ave, November 2026.

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 10,960 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 taking shape as a pedestrian-friendly woonerf (Dutch for "living street") with new storefront glass, dedicated entrances, and immediate access from 123 Washington Ave. The result is a hidden-in-plain-sight 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

The building started as a raw brick-and-beam warehouse with high ceilings. The redevelopment retains 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. New storefronts and the woonerf pavers are in place as of November 2026. 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

SITE PROGRESS

On Site, November 2026



The woonerf from above. Washington Ave is at left.



Street frontage in the heart of inner Washington Ave.



Expansive storefront glass and new pavers on the woonerf.



Common entrance off the woonerf, facing Washington Ave.



Rear of the building and parking lot.

AVAILABLE SPACES

Small-Format Opportunities, Anchor Potential

Six curated spaces from approximately 939 to 3,982 Rentable Square Feet (RSF), totaling approximately 10,960 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.

R1 Retail 1
2,020 RSF

$3,367/mo
$20.00/RSF NNN
Permitted: Retail / Market
Forage-adjacent alley frontage

R2 Retail 2
939 RSF

$2,348/mo
$30.00/RSF NNN
Permitted: Retail / Market
Woonerf-facing storefront

R3 Retail 3
956 RSF

$2,390/mo
$30.00/RSF NNN
Permitted: Retail / Market
Woonerf-facing storefront

R4 Retail 4
1,676 RSF

$2,514/mo
$18.00/RSF NNN
Permitted: Retail / Flex
Parking lot access with outdoor seating

B/R Unit 5 - Bar / Restaurant
1,387 RSF

$2,658/mo
$23.00/RSF NNN
Permitted: A-2 B/R
Parking and woonerf access

B/R Restaurant
3,982 RSF
LEASED

Permitted: A-2 B/R
Parking lot access with outdoor seating

LEASE INFORMATION

Terms & Delivery

LEASE RATE

$18–$30

/RSF NNN

COMMON AREA MAINTENANCE

$7.25

/RSF Est. NNN

DELIVERY CONDITION

Finished Shell

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.

TIMING

Late 2026

Core and shell construction is underway, with phased delivery.

PARKING & ACCESS

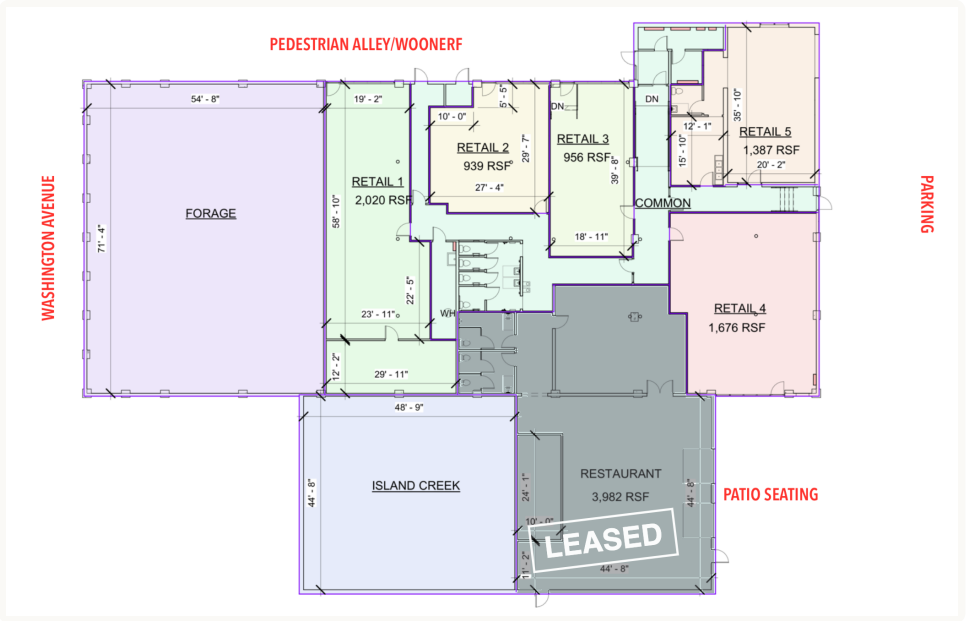
Shared on-site customer parking in designated spaces, plus adjacent public evening and weekend pay-to-park access. Direct access off I-295's Washington Avenue connector.

TENANT RESPONSIBILITIES

Separately metered utilities including electric and submetered water where relevant, plus proportionate share of CAM and operating expenses.

LEASING PLAN

Floor Plan



Plan by Bild Architecture LLC. Sizes are approximate RSF.

LOCATION

123 Washington Ave

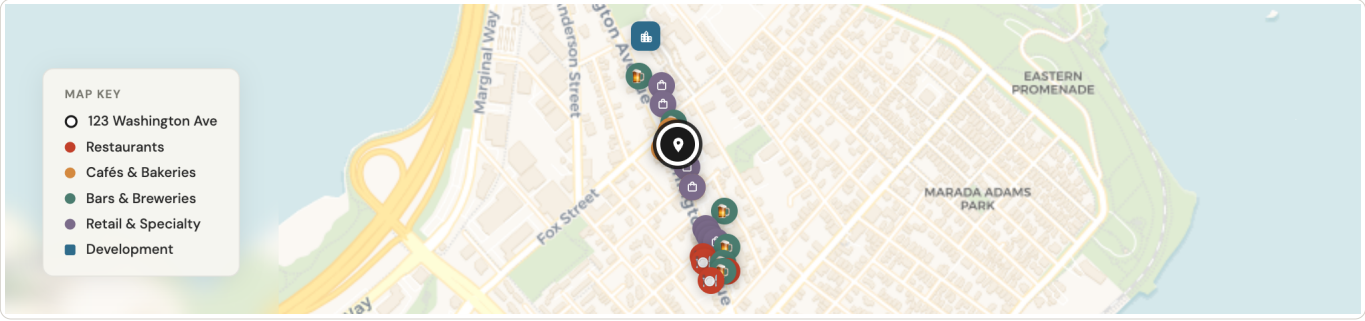
Portland, ME 04101

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, 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 · Anoche · 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 · 325-unit residential development

Leasing Information Available Upon Request

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

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