

FOR LEASE | MIXED-RETAIL REDEVELOPMENT

123 WASHINGTON AVENUE, PORTLAND, 04101



PROPERTY HIGHLIGHTS

- A mixed-retail destination where independent operators, local makers, and restaurateurs converge in Portland's most vibrant dining corridor.
- This redevelopment introduces a vibrant retail ecosystem for up to six (6) businesses with newly renovated spaces ranging in size from 939 to 3,896± SF.
- Reimagining the former distillery as a modern small-format space, the redevelopment will retain the character of the raw brick-and-beam warehouse with high ceilings 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 Ave.

Lease Rate: \$18.00 - \$30.00/SF NNN



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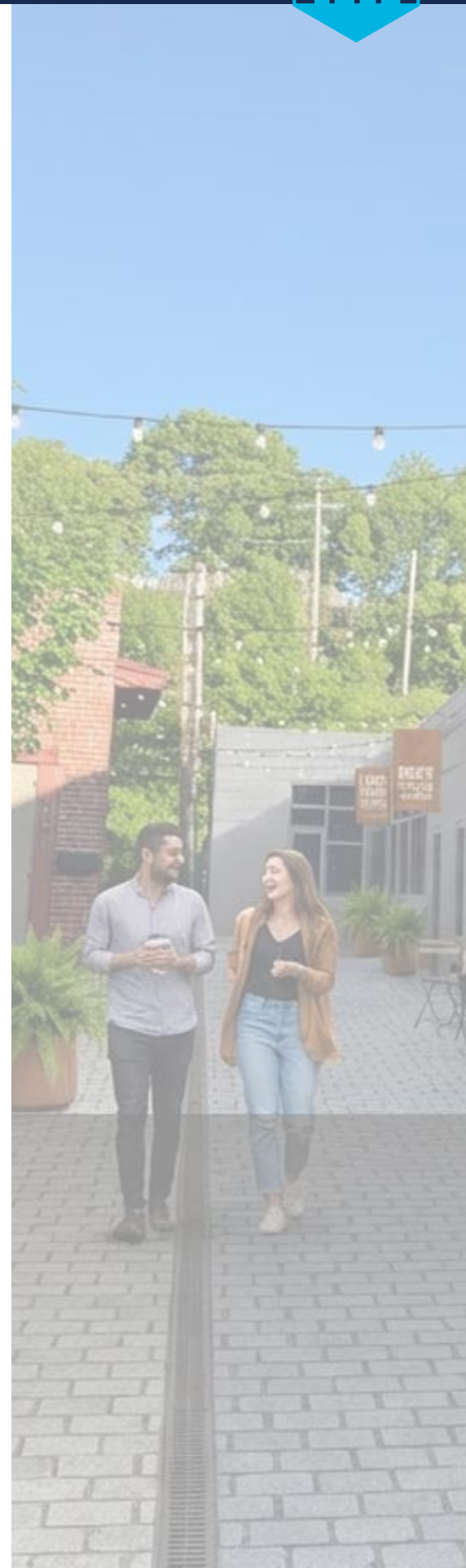


PROPERTY DETAILS

LANDLORD	Dayton 123, LLC
ZONING	B2b - Community Business
BUILDING SIZE	17,331± SF
YEAR BUILT	1914; Renovated in 2017 & 2026
NO. OF STORIES	One (1)
HVAC	Gas fired RTU's & Mini Splits
POWER	3 Phase, 200-400 Amp (Seperately Metered)
SPRINKLERS	Yes, wet system
PARKING	Shared on-site parking
DELIVERY CONDITION	Each suite is delivered as a permitted and entitled finished shell for its proposed use, with code compliance, and base building systems addressed
AVAILABILITY	Fall 2026
NNN EXPENSES	\$7.25/SF (estimated)

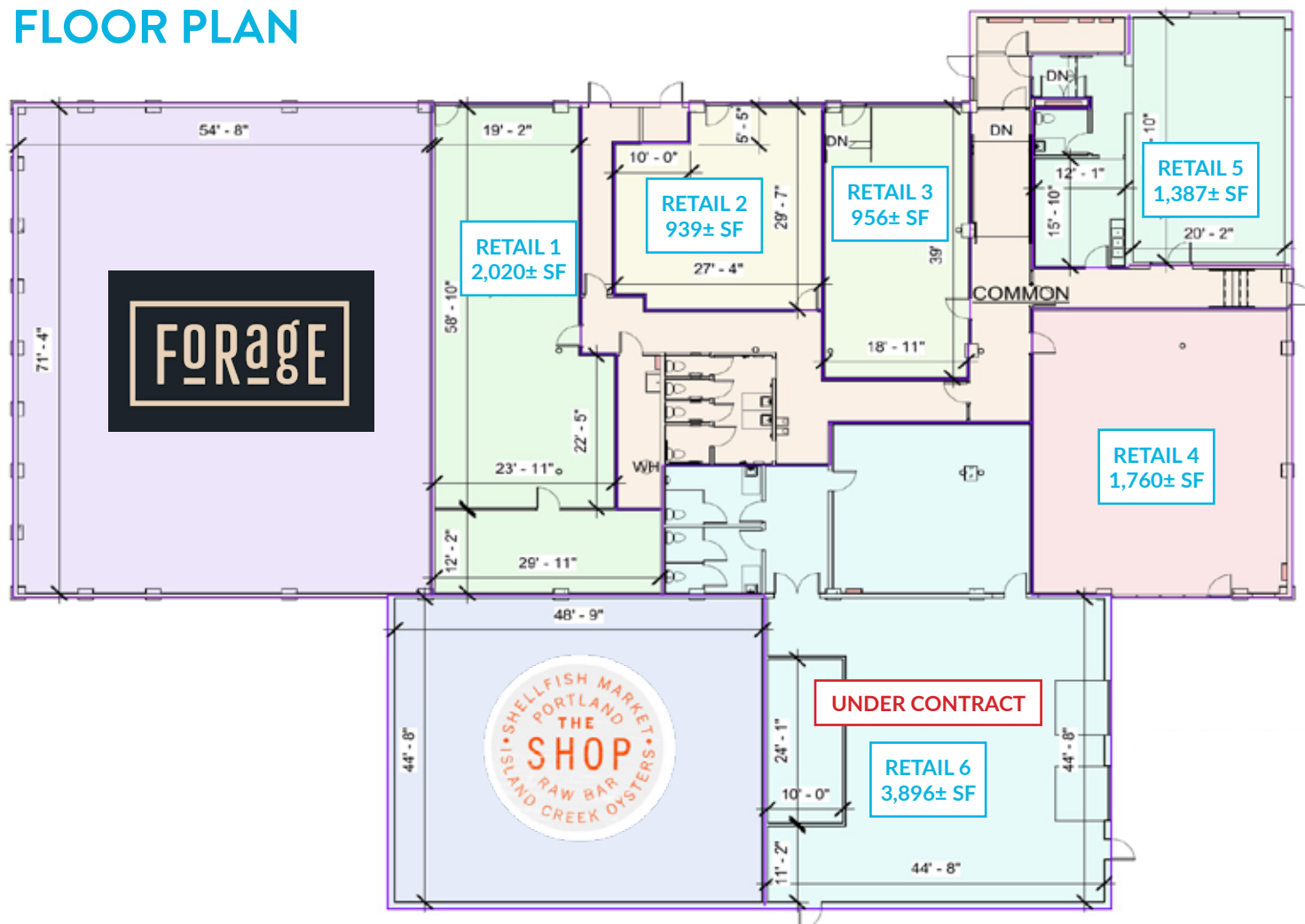
AVAILABLE SPACE: Suites ranging from 939 to 3,896± SF

SUITE #	SUITE SIZE (SF)	LEASE RATE	PERMITTED USE
RETAIL 1	2,020± SF	\$3,367/mo. NNN	Retail/Market or Retail/Flex
RETAIL 2	939± SF	\$2,348/mo. NNN	Retail/Market or Retail/Flex
RETAIL 3	956± SF	\$2,390/mo. NNN	Retail/Market or Retail/Flex
RETAIL 4	1,760± SF	\$2,640/mo. NNN	Retail/Market or Retail/Flex
RETAIL 5	1,387± SF	\$2,658/mo. NNN	A-2 Bar/Restaurant
RETAIL 6	3,896± SF	UNDER CONTRACT	A-2 Bar/Restaurant





FLOOR PLAN



LOCATION

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.

Situated at the base of Munjoy Hill, offering close proximity to countless residential rooftops and the future Tavata development currently under construction for 327 new apartment units at 185 Washington Ave. 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.

123 Washington Avenue 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.

NEARBY POINTS OF INTEREST

RESTAURANTS | Terlingua, Izakaya Minato, Lil Chippy, Duckfat Frites Shack, Island Creek Oysters

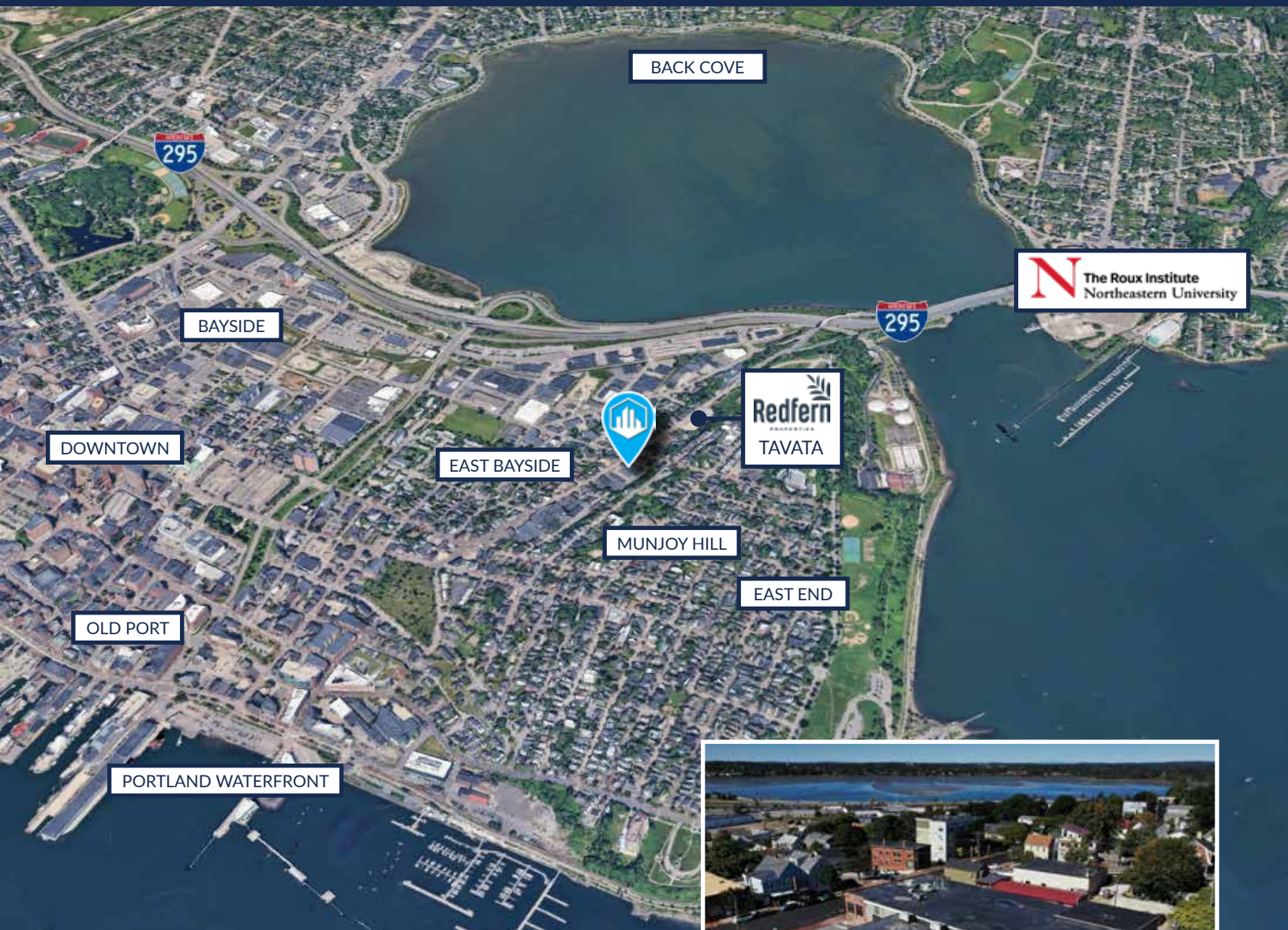
CAFÉS & BAKERIES | Forage Market, Onggi Market and Café, Mourning Cloak Coffee

BARS & BREWERIES | Oxbow Brewing, Anoché, Root Wild kombucha, Newspapers Brewing, Hardshore Distilling

RETAIL & SPECIALTY | Maine & Loire, Sissle & Daughters, Strata, Salon Lavender, The Post Supply, Washington Baths, Portland Gear Hub

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CONTACT



BRICE O'CONNOR
Broker

207.553.1725 D

603.674.2272 C

boconnor@boulos.com



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