COMPASS

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140 FORE STREET IN PORTLAND

is a turn-key, second generation restaurant opportunity on Portland's Eastern Waterfront, the city's fastest growing district. Built in 2021, the 1st floor space is delivered with hood, kitchen equipment and natural gas in place, cutting buildout cost and time to open. A strong mix of local and national retailers, restaurants, office users and hotels generates significant daily foot and vehicular traffic, with seasonal tourism from Portland's cruise ship terminals. Outdoor patio seating and on-site parking complete the package.

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FOR LEASE
TURN-KEY RESTAURANT SPACE



1ST FLOOR 2ND GENERATION RESTAURANT SPACE WITH OUTDOOR PATIO

STRONG LOCATION ON PORTLAND'S EASTERN WATERFRONT

140 FORE STREET | PORTLAND | MAINE | 04101

SPECIFICATIONS



AVAILABILITIES



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OWNERSHIP:

The property is owned by 100 Fore Street LLC

PROPERTY FEATURES

YEAR BUILT:	2021
ZONING:	RC
PARKING:	On-site
BUILDING SIZE:	7,000+/- SF
NO OF STORIES:	One (1)

AVAILABLE SPACES:

SQUARE FOOTAGE:	2,675+/- SF
LEASE RATE:	$35.00 PSF NNN
LOCATION:	1st Floor | Turnkey Restaurant
NNN:	See Broker for Details

DETAILS:

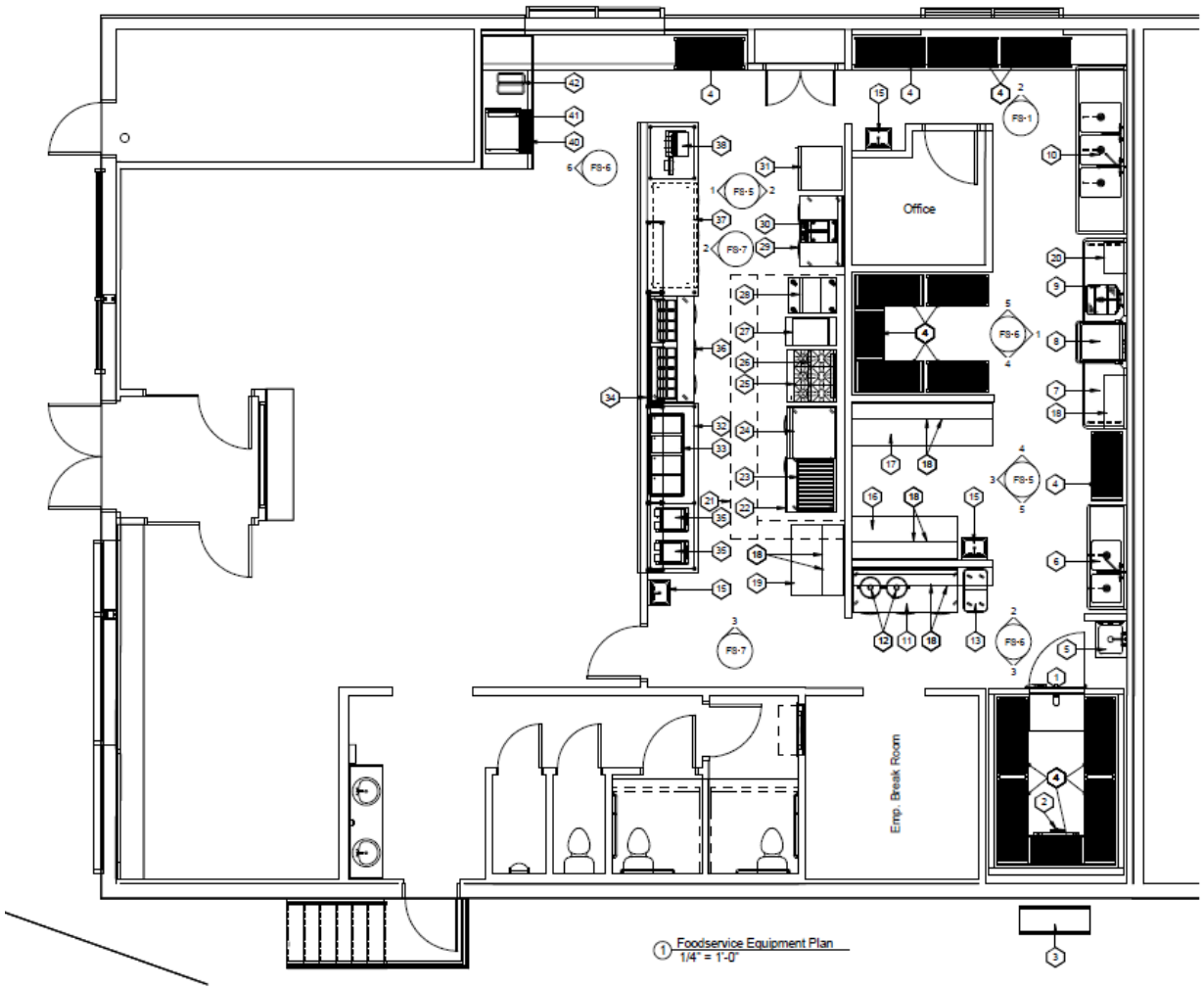
PARKING:	On-site and area lots and garages
HVAC:	Natural gas fired heat and AC
KITCHEN:	Hood and kitchen equipment in place
PATIO:	Outdoor patio seating

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TURN-KEY RESTAURANT SPACE FOR LEASE

FLOOR PLAN

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① Foodservice Equipment Plan
1/4" = 1'-0"

Foodservice Equipment Schedule

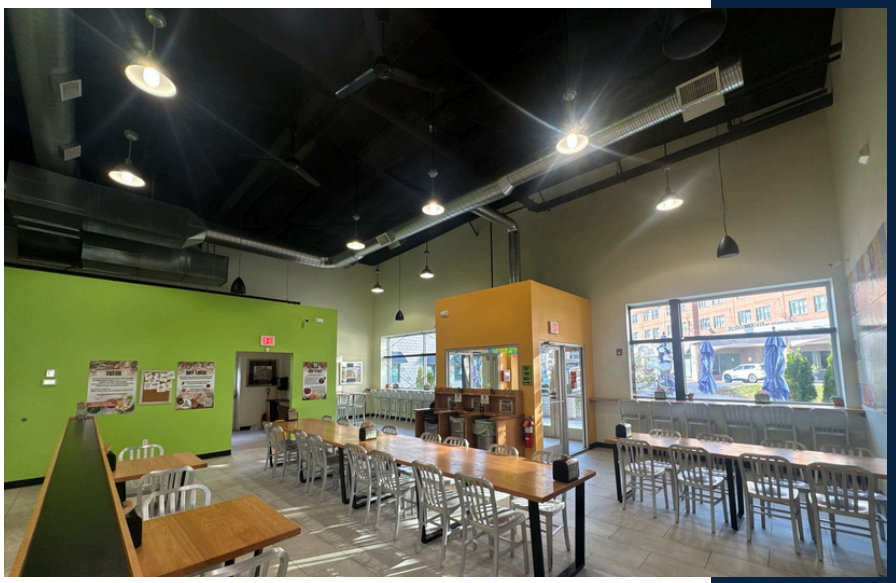
Item #	Qty.	Description
1	1	Walk-In Cooler
2	1	Evaporator Coil, Cooler
3	1	Compressor, Cooler
4	15	Shelving Unit
5	1	Mop Sink
6	1	Sink, 2-Compartment
7	1	Dishtable, Clean
8	1	Dishwasher, Door-Type, Tall, Ventless
9	1	Dishtable, Soiled
10	1	Sink, 3-Compartment
11	1	Worktop Refrigerated
12	2	Rice Cooker
13	1	Ingredient Bin
15	3	Hand Sink
16	1	Work Table
17	1	Work Table
18	9	Wall Shelf
19	1	Work Table
20	1	Slant Rack Shelf
21	1	Exhaust Hood
22	1	Refrigerated Equipment Stand
23	1	Char-Broiler
24	1	Griddle
25	1	Range, 6-Burner
26	1	Salamander Broiler
27	1	Fryer
28	1	Stationary Rack Smoker
29	1	Worktop Refrigerated
30	1	Slushie Machine
31	1	Refrigerator, Merchandiser
32	1	Serving Counter
33	1	Hot Food Wells, Drop-In
34	1	Sneeze Guard
35	2	Panini Grill
36	1	Refrigerated Sandwich Unit
37	1	Undercounter Refrigerator
38	1	POS/Cash Register (By Owner)
40	1	Ice/Soda Dispenser (By Soda Vendor)
41	1	Ice Machine
42	1	Beverage Dispenser

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DINING AREA PHOTOS

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TURN-KEY RESTAURANT SPACE FOR LEASE

KITCHEN PHOTOS

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TURN-KEY RESTAURANT SPACE FOR LEASE

VIRTUAL RENDERINGS

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RENDERINGS OF POTENTIAL OUTDOOR PATIO SPACES



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TURN-KEY RESTAURANT SPACE FOR LEASE

VIRTUAL RENDERINGS

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TURN-KEY RESTAURANT SPACE FOR LEASE

LOCAL TENANT MIX

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RESTAURANTS

1.Eventide Oyster Co.
The Honey Paw
Duckfat
Twelve
Scales
Fish & Bone
Angoor Wine Bar
Brickyard Hollow
Dok Mali
Douro
Highroller Lobster Co.
Flatbread Company
Gilbert's Chowder House
Ri Ra Irish Pub
Navis Café
Speckled Ax
Bom Dia
Live at Madrid's

ENTERTAINMENT

Eastern Promenade
East End Beach
Maine Narrow Gauge Railroad
Fore Points Marina
Ocean Gateway Terminal
Merrill Auditorium

BUSINESS

Roux Institute at Northeastern
WEX
Covetrus
Sun Life
Thames Landing
Pierce Atwood
MEMIC
Casco Bay Lines

SHOPPING

Whole Foods Market
Micucci's Grocery
The Drift Collective
Moss Galleries
Browne Trading Market
Walgreens

HOTELS

AC Hotel Portland Downtown
Residence Inn Downtown Waterfront
Hilton Garden Inn Waterfront
Hampton Inn Downtown
Canopy by Hilton
Portland Harbor Hotel

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TURN-KEY RESTAURANT SPACE FOR LEASE

AMENITIES



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PROPERTY AMENITIES

Located in Portland's Eastern Waterfront district, the property offers immediate access to the city's top restaurants, breweries and waterfront amenities, with strong pedestrian traffic and excellent walkability. Surrounding users such as WEX, the Roux Institute, Covetrus, the AC Hotel, Thames Landing, Fish & Bone, Angoor Wine Bar, Brickyard Hollow and Micucci's Grocery drive the continued growth of the neighborhood. Close to I-295, the I-95 connector and the Portland Jetport. With hood, kitchen equipment and natural gas in place, the space offers a fast, cost effective path to opening, plus outdoor patio seating and on-site parking.

DEMOGRAPHICS



POPULATION:	69,911 (2025)
AVERAGE GROWTH:	2.2% (2020-2025)
HOUSEHOLDS:	32,965 (2020-2024)
MEDIAN HOME VALUE:	$ 489,600 (2020-2024)
MEDIAN INCOME:	$ 79,540 (Household)
MEDIAN AGE:	37.8 Years
LAND AREA:	21.54+/- Miles

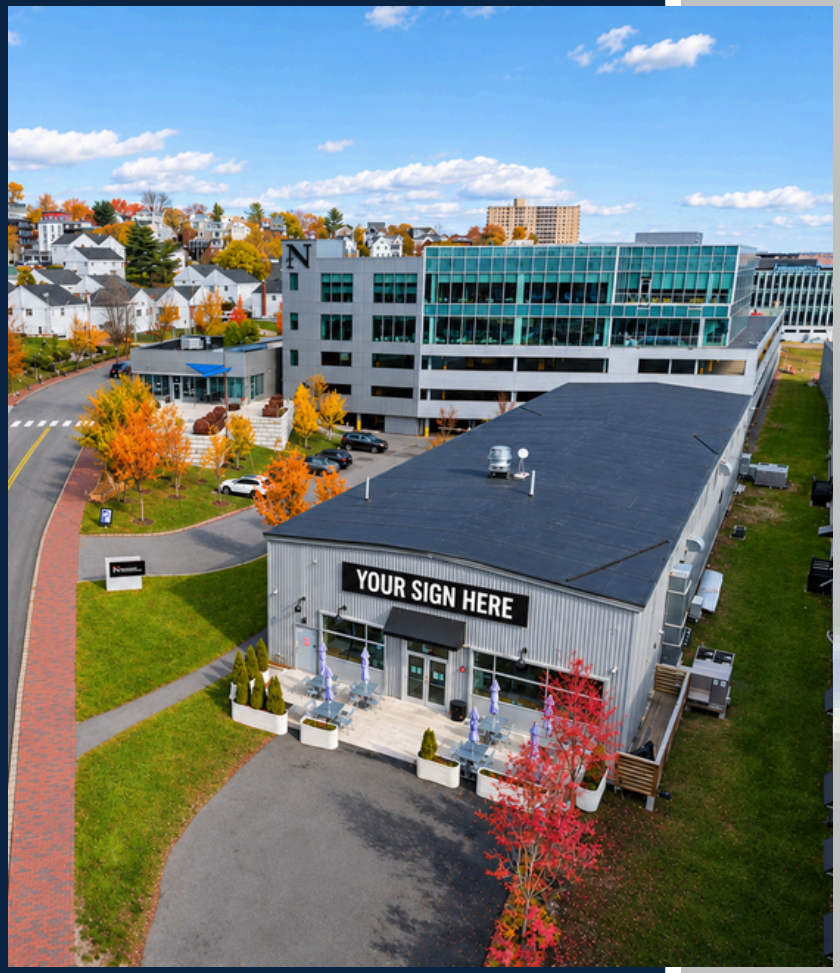
Portland is located in Cumberland County and is part of the Greater Portland area including South Portland, Westbrook and other communities.

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TURN-KEY RESTAURANT SPACE FOR LEASE

LEASING CONTACTS

TURN-KEY RESTAURANT SPACE FOR LEASE



LEASING REPRESENTATIVES

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