

FOR LEASE



123 WASHINGTON AVENUE, SUITE 4
PORTLAND, ME 04101



PROPERTY HIGHLIGHTS

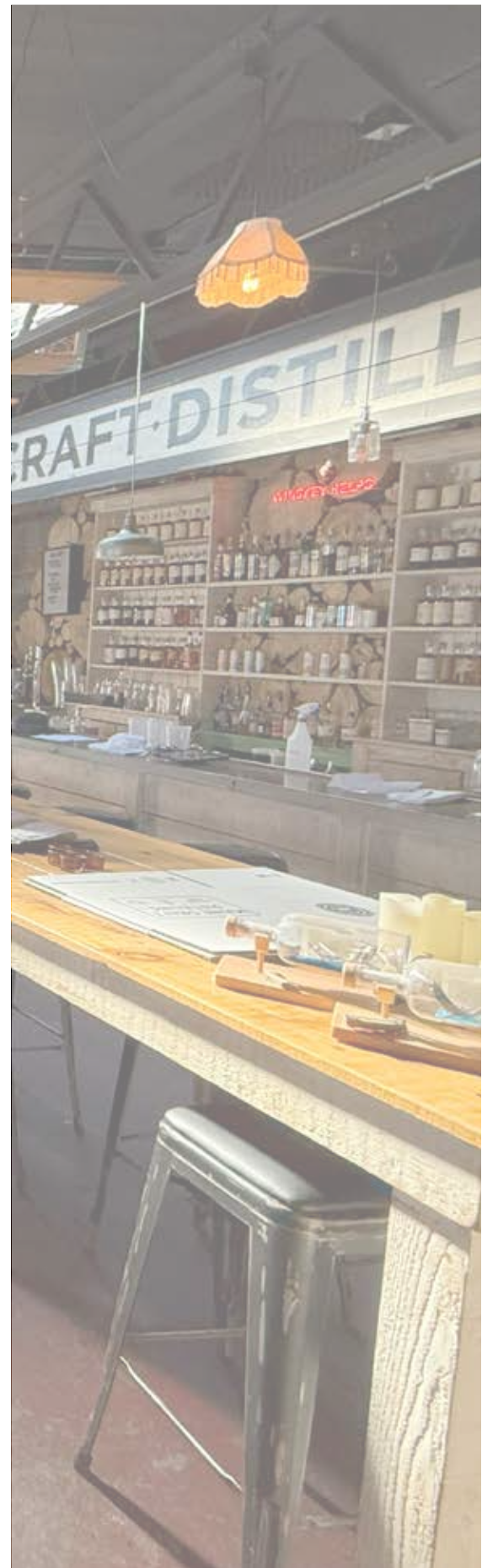
- 10,894± SF available of premier commercial space, formerly occupied by Maine Craft Distilling.
- Suite 4 is comprised of a 2,670± SF fully built out bar/restaurant area with commercial kitchen infrastructure, and 8,224 ± SF open production/flex area.
- Dedicated outdoor patio with 2 overhead glass doors.
- Located in Portland's hottest neighborhood, nestled amongst some of Portland's most popular restaurants, breweries & distilleries.
- Direct access off I-295's Washington Ave connector, offering easy access to Back Cove trail, Portland's Waterfront & Bayside neighbors, and future home of Northeastern's Roux Institute.
- On-site employee and customer parking (see broker for details)
- **LEASE RATE: \$16.00/SF NNN**



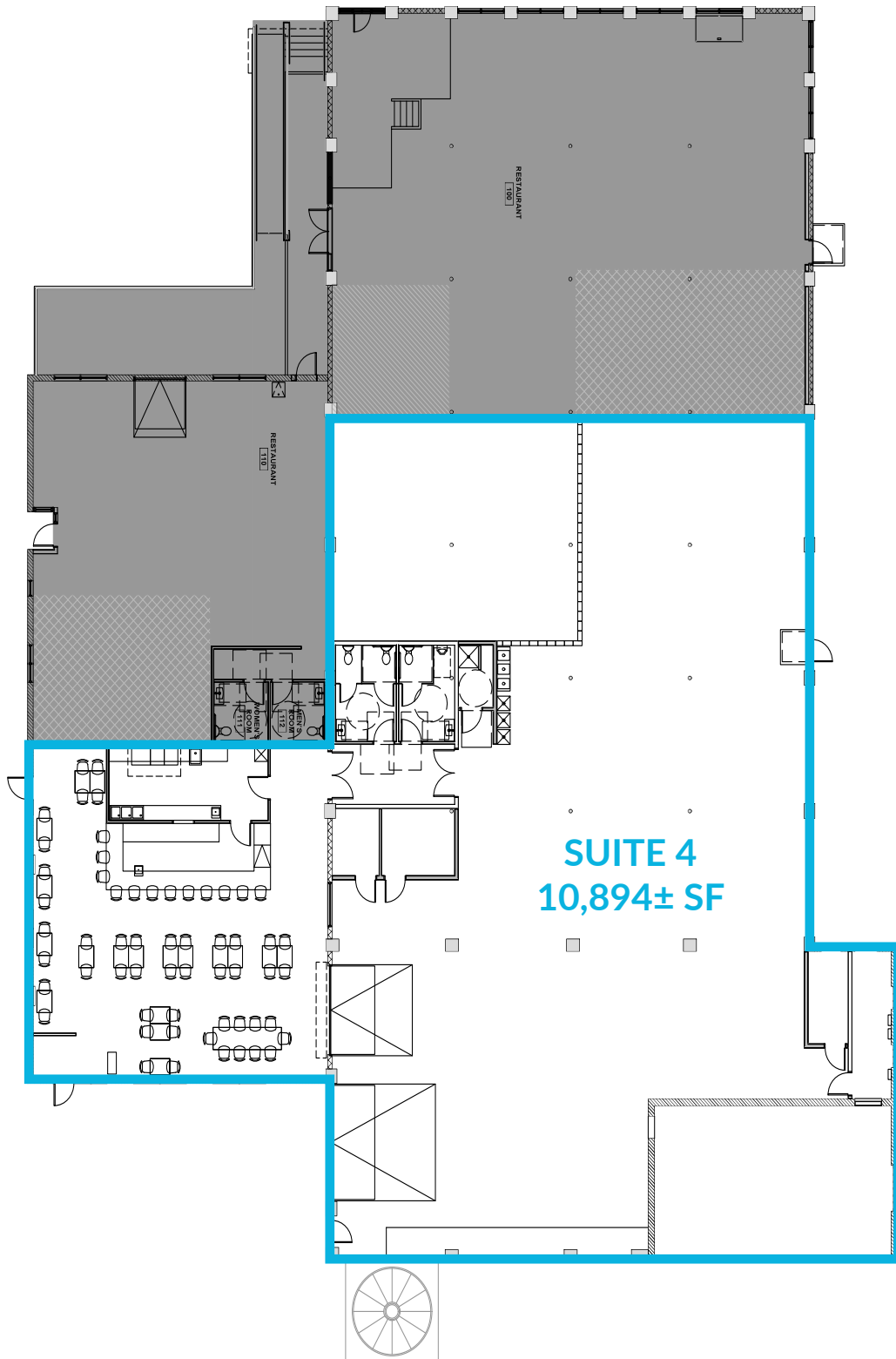
THE BOULOS
COMPANY

PROPERTY DETAILS

LANDLORD	Dayton 123, LLC
BOOK/PAGE	34885/194
ZONING	B2b - Community Business
BUILDING SIZE	19,526± SF
YEAR BUILT	1914; Renovated in 2017
NO. OF STORIES	One (1)
HVAC	Gas fired RTU's (restaurant area) Gas fired Modine heaters (production area)
POWER	3 Phase, 400 amp
SPRINKLERS	Yes, wet system
PARKING	On-site parking
AVAILABLE SPACE	SUITE 4: 10,894± SF
LEASE RATE	\$16.00/SF NNN
EST. NNN EXPENSES	\$6.02/SF



FLOOR PLAN



FOR LEASE | COMMERCIAL SPACE

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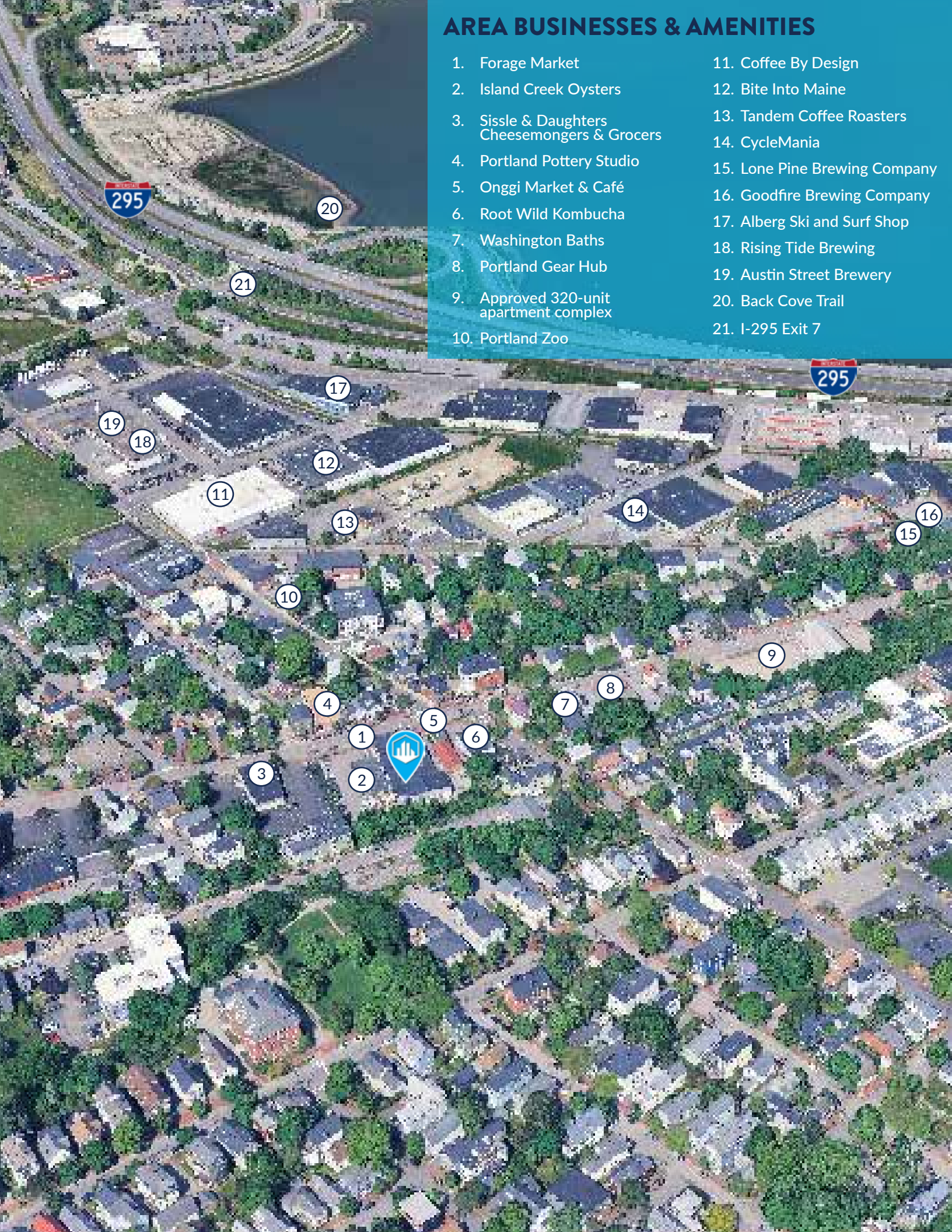


PHOTOS



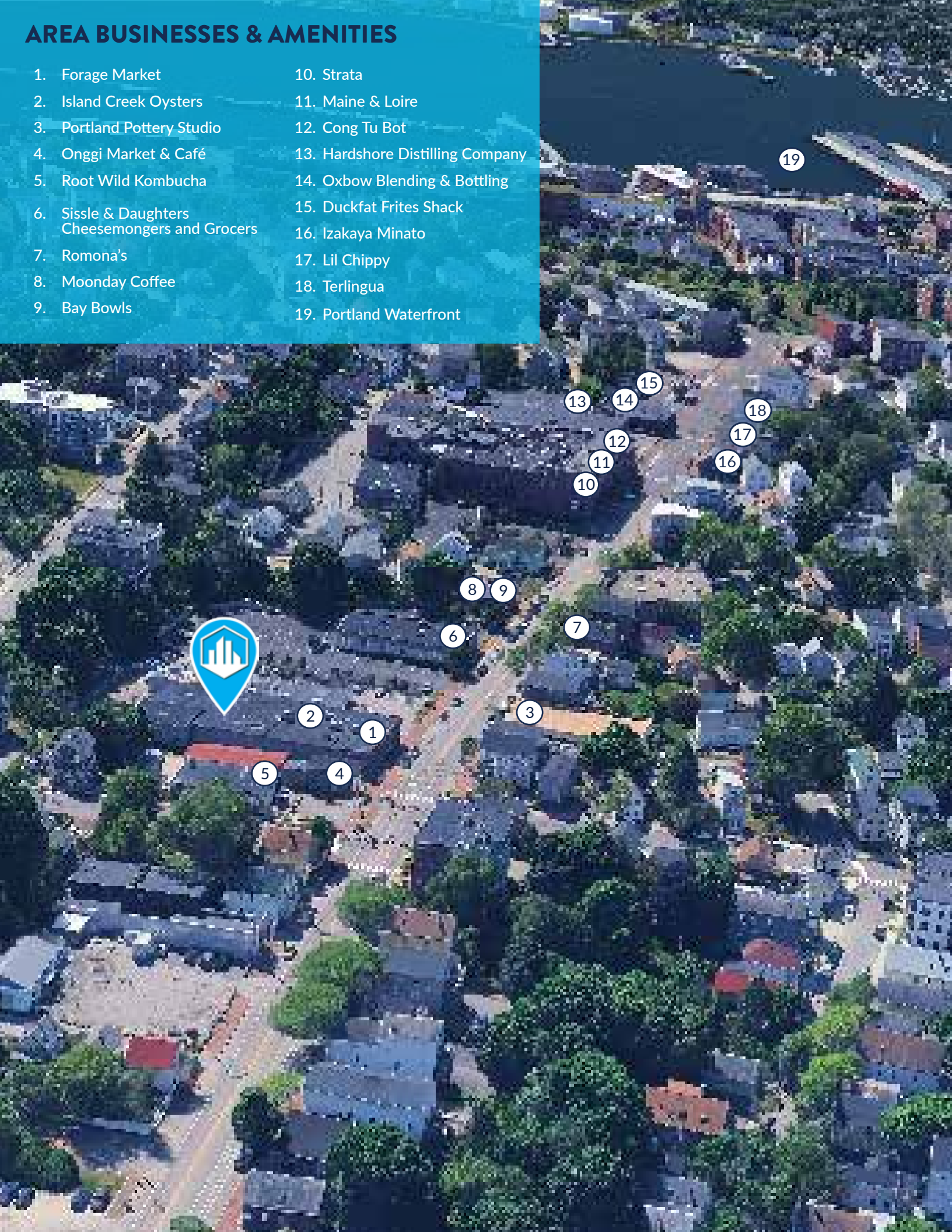
AREA BUSINESSES & AMENITIES

1. Forage Market
2. Island Creek Oysters
3. Sissle & Daughters
Cheesemongers & Grocers
4. Portland Pottery Studio
5. Onggi Market & Café
6. Root Wild Kombucha
7. Washington Baths
8. Portland Gear Hub
9. Approved 320-unit
apartment complex
10. Portland Zoo
11. Coffee By Design
12. Bite Into Maine
13. Tandem Coffee Roasters
14. CycleMania
15. Lone Pine Brewing Company
16. Goodfire Brewing Company
17. Alberg Ski and Surf Shop
18. Rising Tide Brewing
19. Austin Street Brewery
20. Back Cove Trail
21. I-295 Exit 7



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1. Forage Market
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3. Portland Pottery Studio
4. Onggi Market & Café
5. Root Wild Kombucha
6. Sissle & Daughters
Cheesemongers and Grocers
7. Romona's
8. Moonday Coffee
9. Bay Bowls
10. Strata
11. Maine & Loire
12. Cong Tu Bot
13. Hardshore Distilling Company
14. Oxbow Blending & Bottling
15. Duckfat Frites Shack
16. Izakaya Minato
17. Lil Chippy
18. Terlingua
19. Portland Waterfront



DEMOGRAPHICS
(5 MILE RADIUS)



114,078

POPULATION



40.3

MEDIAN AGE



2.1

AVERAGE HOUSEHOLD
SIZE



\$81,411

MEDIAN HOUSEHOLD
INCOME



7,846

TOTAL BUSINESSES

FOR LEASE | COMMERCIAL SPACE

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CONTACT US



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