

PORTLAND, MAINE · INNER WASHINGTON AVENUE

# 132 Washington Avenue

Retail & Gallery Space · For Lease · Portland, ME 04101

SIZE	BASE RENT	CAMS (EST.)	MIN. TERM	PARKING
1,468 SF	\$22.50/SF NNN	\$5.02/SF NNN	3 Years	2 Spaces

## THE SPACE

### Light-Filled & Move-In Ready

132 Washington Avenue offers 1,468 square feet of first-floor retail space in a thoughtfully updated brick building. Wide-plank painted pine floors, generous ceiling height, gallery-ready track lighting, and large street-facing windows create an ideal canvas for a boutique shop, art gallery, or specialty retail concept.

The layout flows naturally from a bright, open retail floor into a back room with a private office and full kitchen, an uncommon amenity that makes the space equally suited for production, pop-up catering prep, or employee use. A full bathroom with shower completes the package.

#### FEATURES & AMENITIES

- 1,468 RSF first floor retail
- Full kitchen: range, fridge, sink
- Gallery-ready track lighting
- Full bathroom with shower
- Wide-plank painted pine floors
- Mini-split HVAC (heating and cooling)
- Street-facing storefront windows
- 2 on-site employee parking spaces
- Private office / back room
- Direct Washington Ave frontage



# 132 Washington Avenue: Lease Information

Portland, ME 04101 · First Floor Retail

## LEASE TERMS

<b>RENTABLE SQ. FT.</b> <b>1,468 SF</b> First floor retail	<b>BASE RENT</b> <b>\$22.50/SF</b> \$2,753/mo · NNN	<b>CAMS (EST. 2026)</b> <b>\$5.02/SF</b> \$614/mo · NNN
<b>ALL-IN EST.</b> <b>\$27.52/SF</b> ~\$3,367/mo total	<b>MIN. TERM</b> <b>3 Years</b> Available now	<b>PARKING</b> <b>2 Spaces</b> On-site employee parking

### Tenant Responsibilities

Tenant pays base rent plus proportionate share of building operating expenses (CAMs), including property taxes, insurance, landscaping, snow removal, and property management. Utilities are separately metered.

### Ideal Use

Boutique retail, specialty market, or art gallery. Designed to accommodate a wide range of retail and gallery uses. Minimum three-year term; longer terms welcomed.

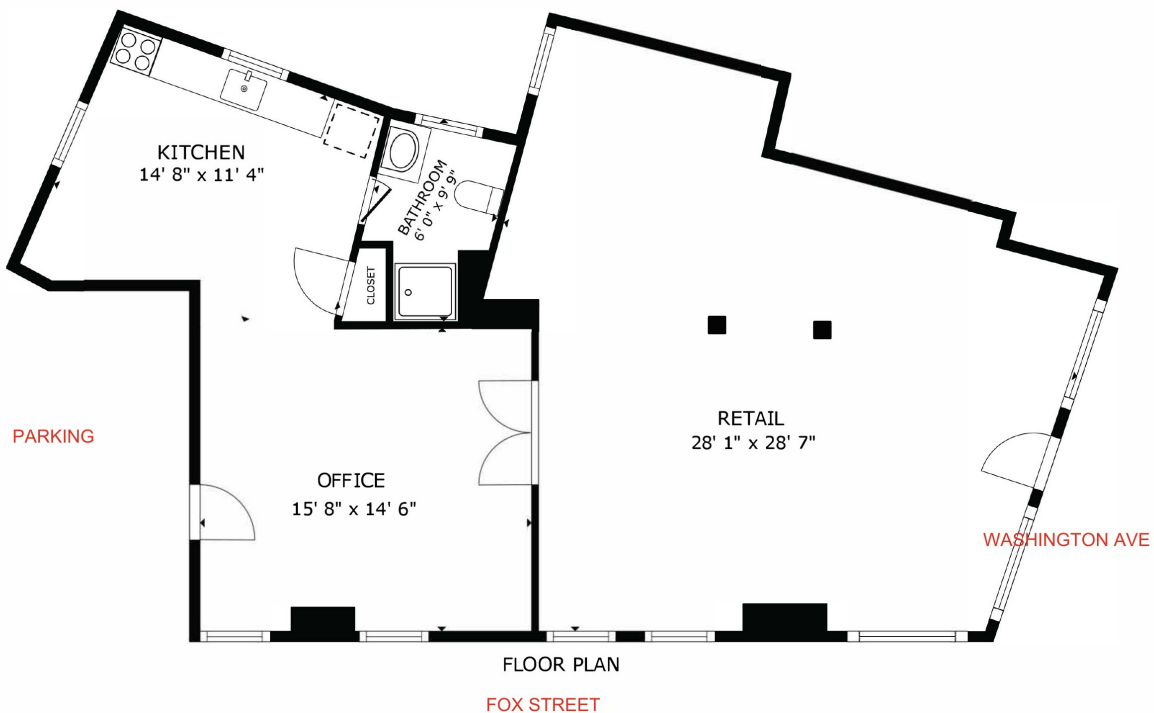
### Availability

Space is available now. Detailed floor plans and specifications available upon request from the leasing contact.

## FLOOR PLAN

### 132 Washington Avenue: First Floor

Retail 28'x28' · Office 15'x14' · Kitchen 14'x11' · Bathroom · On-site Parking



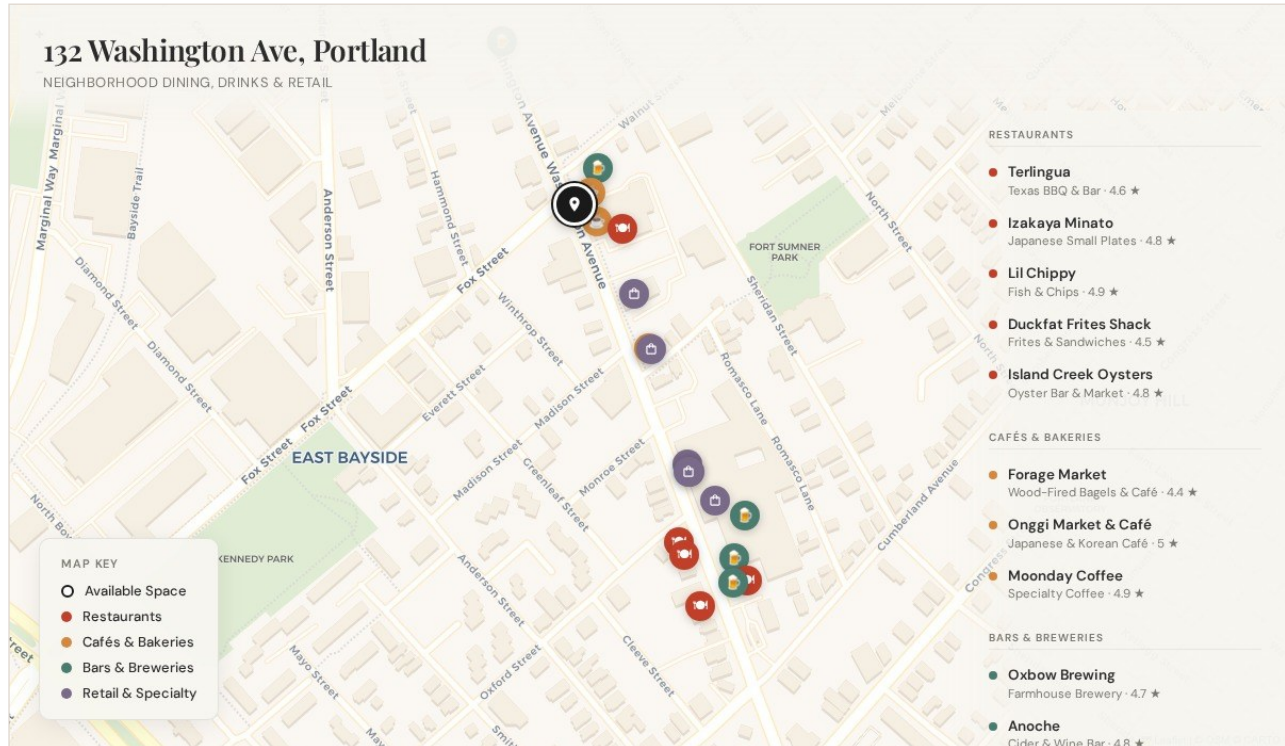
Floor plan via Matterport. All dimensions approximate.

This is a preliminary leasing summary. All sizes, rates, and specifications are approximate and subject to change.

## LOCATION & CONTEXT

# Portland's Most Vibrant Dining & Retail Corridor

Inner Washington Avenue has emerged as Portland's culinary epicenter, a concentrated block of independent restaurants, cafes, breweries, and specialty retail that has drawn national attention from the New York Times, Travel + Leisure, and Hemisphere Magazine. More than 20 places to eat and drink line this half-mile stretch, with 132 Washington Ave positioned at the heart of the corridor's most active cluster.



Interactive neighborhood map available at the leasing website. © OpenStreetMap / CARTO

## NEARBY: WASHINGTON AVENUE CORRIDOR

### ● RESTAURANTS

- Terlingua**  
40 Washington Ave  
Texas BBQ & Bar
- Izakaya Minato**  
54 Washington Ave  
Japanese Small Plates
- Lil Chippy**  
52 Washington Ave  
Fish & Chips
- Duckfat Frites Shack**  
43 Washington Ave  
Frites & Sandwiches
- Island Creek Oysters**  
123 Washington Ave  
Oyster Bar & Market

### ● CAFES & BAKERIES

- Forage Market**  
123 Washington Ave  
Wood-Fired Bagels
- Onggi Market & Cafe**  
131 Washington Ave  
Japanese & Korean Cafe
- Moonday Coffee**  
93 Washington Ave  
Specialty Coffee

### ● BARS & BREWERIES

- Oxbow Brewing**  
49 Washington Ave  
Farmhouse Brewery
- Anoche**  
43 Washington Ave  
Cider & Wine Bar
- Root Wild Kombucha**  
135 Washington Ave  
Kombucha Taproom
- Hardshore Distilling**  
53 Washington Ave  
Craft Gin Distillery
- Newsclapes Brewing**  
163 Washington Ave  
Neighborhood Brewery

### ● RETAIL & SPECIALTY

- Sissle & Daughters**  
107 Washington Ave  
Cheesemonger & Grocer
- Maine & Loire**  
59 Washington Ave  
Natural Wine Shop
- Strata**  
67 Washington Ave  
Knives & Culinary Goods
- The Post Supply**  
65 Washington Ave  
Homewares & Design
- Pinebury**  
93 Washington Ave  
Merino Athletic Wear

Leasing Information Available Upon Request

leasing@daytonpg.com

Detailed floor plans and specifications available upon request.

(207) 640-6884