

For Lease 425 FORE STREET | PORTLAND, ME

OLD PORT SQ.



AVAILABLE SPACE

Premier Retail Space In the Heart of Portland

Located in the Old Port Square Garage, this 1,548± SF ground level retail space is situated between active food and beverage spaces and features floor to ceiling windows and expansive patio seating. Currently configured as a 30± seat restaurant with a new hood, grease trap, multiple sinks and equipment already in place.



EAST
BROWN
COW™



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Property Information

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Owner:	Cow Plaza Garage LLC
Property Management:	East Brown Cow
Lot Size:	0.96± AC
Building Size:	145,140± SF
Available Space:	Suite 103: 1,548± SF
Exterior:	Concrete block
Foundation:	Slab
Sprinkler:	Fully sprinkled
Electricity:	3 phase, 225 amp
Ceiling Height:	9'±
Restroom:	Yes

HVAC:	Gas
Hood/Grease Trap:	New grease trap and 15' hood
Restaurant Equipment:	See Broker for list (priced separately)
Seating:	Approximately 30 inside seating Dedicated 16+ outdoor patio seating
Signage:	Exterior signage available per city code and building regulations
Parking:	Spaces available for lease at Landlord's adjacent garage
Zoning:	B-3 Downtown Business
Lease Rate:	\$70.00/SF MG No CAM increase over base year Utilities are Tenant's responsibility

Portland is nationally recognized for its award-winning food scene, with multiple James Beard–honored chefs and restaurants and was named Bon Appétit's "Restaurant City of the Year" in 2018. Located in the heart of downtown, Old Port Square is home to and surrounded by some of the city's most acclaimed dining destinations. With strong pedestrian traffic and steady, year-round attendance from both locals and visitors, Old Port Square offers an unmatched opportunity for food and beverage operators.



Photos

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The Vision

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The Vision OVERVIEW

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Old Port Square reimagines a four-acre block into a distinctive urban destination with residences, retail, restaurants, offices, hotels, and public spaces. Situated at the cultural and economic center of Maine's largest city, the block is being redesigned to strengthen its connectivity to Portland's urban fabric and create an activated and distinct destination featuring prime retail, luxury hospitality, residences, award-winning food and beverage, Class A office, and experiential uses in Portland's historic downtown. The vision for Old Port Square is being brought to life through a collaboration between East Brown Cow, Safdie Architects, Pentagram, and Michael Boucher Landscape Architecture.



The Vision SITE MAP



Buildings

- A 45 Union Street
- B 55 Union Street
- C 178 Middle Street
- D 184 Middle Street
- E 188 Middle Street
- F 190 Middle Street
- G 200 Middle Street
- H 210 Middle Street
- I 220 Middle Street
- J 36 Exchange Street
- K 44 Exchange Street
- L 45 Exchange Street
- M 57 Exchange Street
- N Old Port Square Garage
- O 424 Fore Street
- P Hyatt Place Portland - Old Port Square

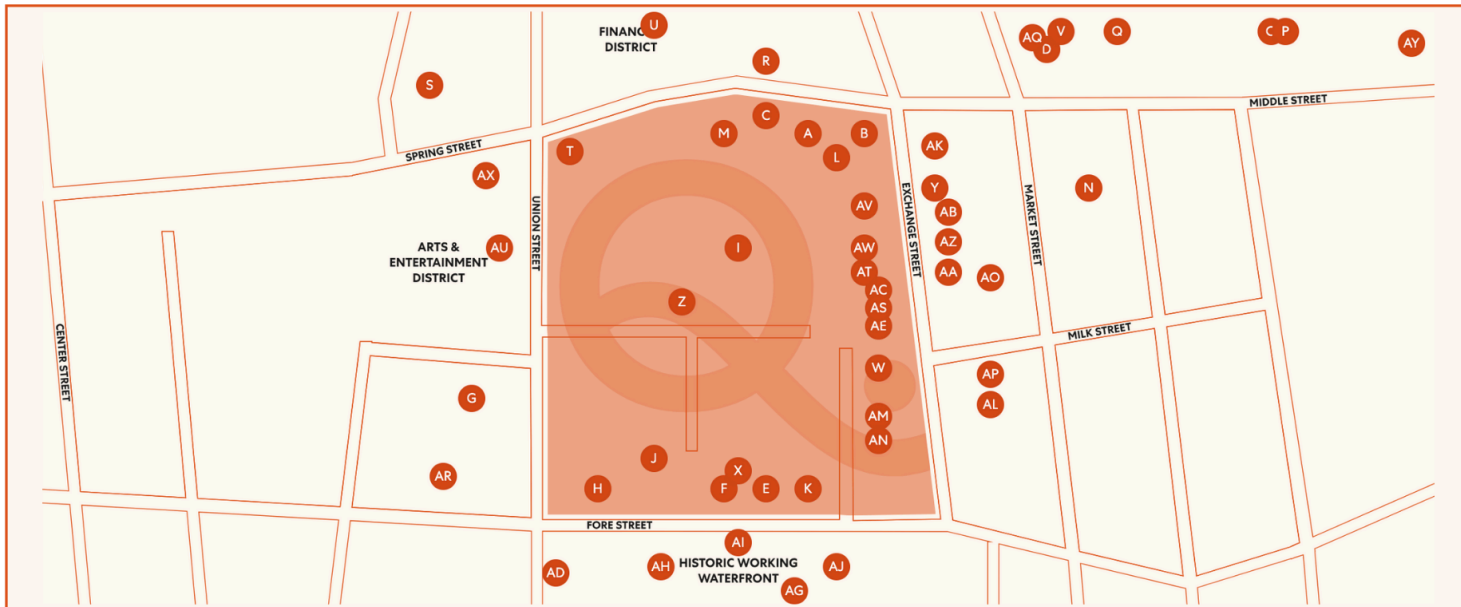
Public Spaces

- Q Old Port Square Outdoor Public Space
- R Lobsterman Park
- S Tommy's Park
- T Post Office Park

● Pylon Signage Location

The Vision NEIGHBORHOOD

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Stay	Shop	Dine	Explore
J Hyatt Place Portland - Old Port Square	A Warby Parker	E Bar Futo	L Bangor Savings Bank
AY The Docent's Collection	B Rough & Tumble	F Paper Tiger	M Fidelity Investments
	C Urban Outfitters	G Lenora	T Camden National Bank
Park	D Madewell	H Evo Kitchen + Bar	U Nickelodeon Cinemas
K Old Port Square Garage	O Judith	R Bard Coffee	Z KeyBank
	P Free People	S Yuri's Desserts	AU TD Bank
	Q Anthropologie	X Gelato Fiasco	AV Momentum Barbershop
	V Athleta	I Novare Res Bier Cafe	AW Folia
	W FatFace	AG Street & Co.	AX Bevara Med Spa
	AA Zane	AH Crunchy Pokè	
	AB Bella Funk	AI Room for Improvement	
	AC Bliss Boutique	AJ Central Provisions	
	AD Fore & Wharf	AK Gross Confection Bar	
	AE Expressly Trends	AL Off Track Pizza	
	N west elm	AM Blyth & Burrows	
	Y Sherman's Maine Coast Book Shop	AN Papi Portland	
	AR Dean's Sweets	AO The Thirsty Pig	
	AS Little Boutique	AP Buzz Coffee	
	AT Abacus Gallery	AQ The Portland Hunt & Alpine Club	
	AZ Treehouse Toys		

Featured Tenants

WARBY
PARKER

URBAN
OUTFITTERS

BAR FUTO

PopUp
Bagels

