



RESTAURANT/BAR FOR LEASE

100 Fore Street, Portland, ME

Restaurant/Bar Opportunity – Portland's Eastern Waterfront



Property Description:

Lease Rate: \$30.76 PSF NNN

Available Space: 1,914 +/- SF

This restaurant and bar space is ideally located in Portland's rapidly growing Eastern Waterfront district. Surrounded by major employers such as WEX, the Roux Institute, Covetrus, and Sun Life, it offers steady daytime activity and a strong local workforce. Nearby hotels—including the AC Hotel, Residence Inn, Hilton Garden Inn, Hampton Inn, and Portland Harbor Hotel—add year-round traffic from visitors, business travelers, and area residents. With immediate operational readiness in one of Maine's most dynamic neighborhoods, this is a premier opportunity for restaurateurs ready to expand an existing brand or bring a new concept to life in the Portland market. (Equipment available to be purchased).

- **Property Address:** 100 Fore Street, Suite A, Portland, ME 04101
- **Owner:** 100 Fore Street LLC
- **Zoning:** B6
- **Year Built:** 2020
- **No. of Stories:** One
- **Utilities:** Natural gas fired HVAC
- **Parking:** On-street parking and area parking garages.
- **Area Amenities:** Close proximity to area hotels, retailers, Cruise Terminal, and Narrow Gauge Railway.

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Interior Photos

100 Fore Street, Portland, ME





Kitchen Photos

100 Fore Street, Portland, ME





Exterior Photos

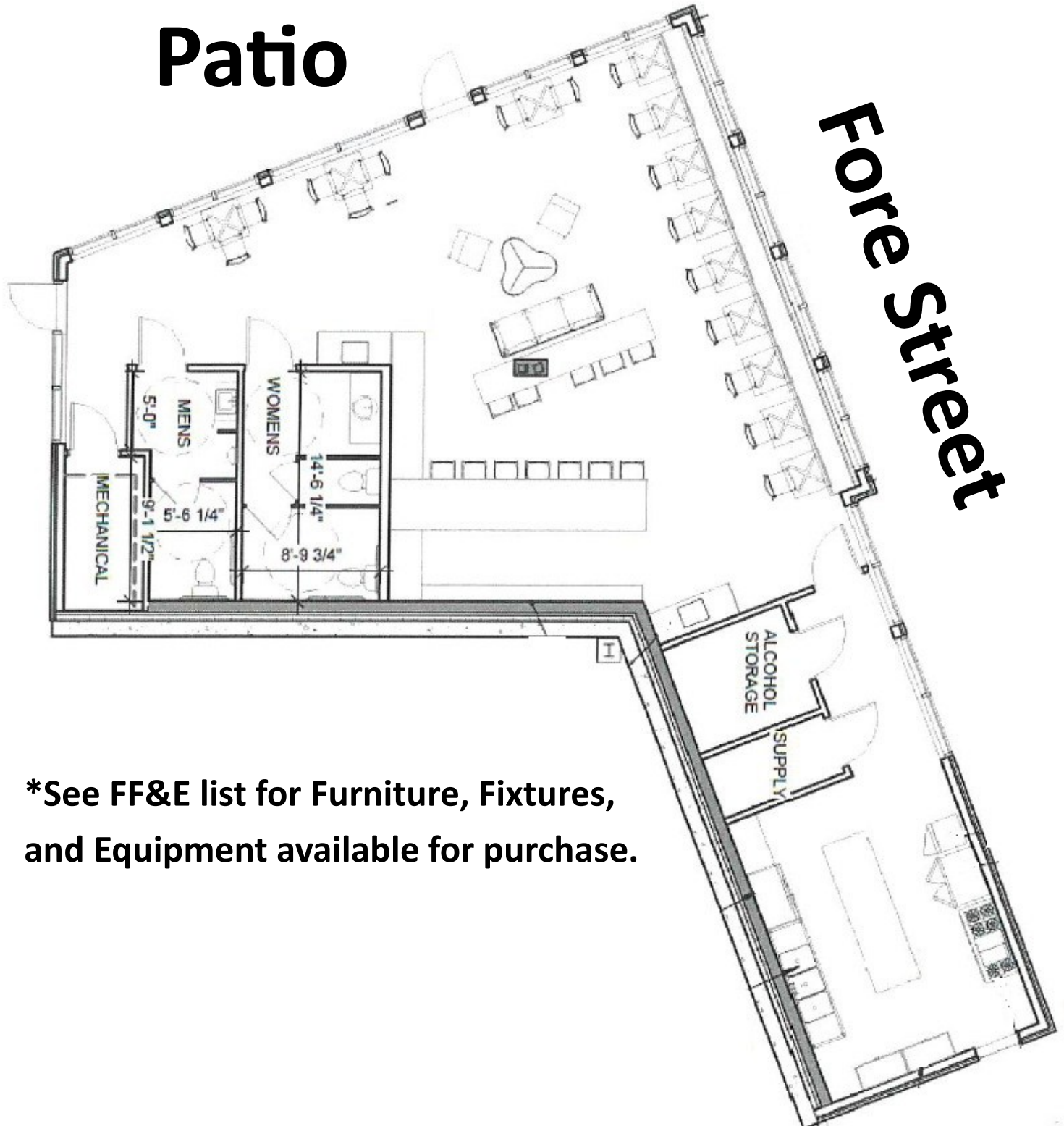
100 Fore Street, Portland, ME



Floorplans

100 Fore Street, Portland, ME

Patio



***See FF&E list for Furniture, Fixtures,
and Equipment available for purchase.**



FF&E List

100 Fore Street, Portland, ME

FF&E Included With The Space:

- . 10ft Hood & Fire Suppression System.
- . 3—Bay Sink.
- . Mop Sink.
- . Grease Trap.
- . Blue Patio Canopies.

***Additional FF&E available for purchase. See Broker for details.**

Area Map

100 Fore Street, Portland, ME

