

2 BEECH STREET - HALLOWELL

BAKER BUILDING OFFICE SPACE FOR LEASE



PROPERTY TYPE: OFFICE BUILDING

PART OF THE STEVENS COMMONS CAMPUS

SPACE RANGE: 175 - 2,300+/- SF

CLOSE PROXIMITY TO I-95 AND AUGUSTA

ZONING: SSPDD

MULTIPLE SPACES AVAILABLE

TRAFFIC COUNT: 5,820 AADT14

HIGH VISIBILITY LOCATION

PARKING: 30 ON-SITE SPACES

LEASE RATE: \$550 - \$3,450/Mo Gross



For more information contact:
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www.balfourcommercial.com



Stevens Commons has become a model mixed-use development known for its quality environment, historic buildings, landscaped campus, and superior services. The mix of offices and commercial space is complimented by permanently conserved open space and a range of residential offerings including senior and veteran housing, affordable and market rate apartments, condos, and small lot clustered subdivisions accompanied by on-site service amenities.

In addition to its on-site features, Stevens Commons has created a new village within the City of Hallowell which serves some of the unmet housing needs while providing generous public open space and attractive trails that link it to adjacent open space, the elementary school, and connecting streets with sidewalks to downtown Hallowell.

Stevens Commons is a landmark development that enhances the quality of the life of residents, tenants, and the public. Not only has a historic piece of Hallowell's past be revitalized and reenergized, but the new residential and business offerings add to more quality choices in this unique community.



Business & Residential Rentals



Public Access & Gathering Spaces



On-Site Amenities and Services



Market Rate & Affordable Housing Options

OWNER Mastway Development LLC, and /or Affiliates

SPACE BREAKDOWN

LEVEL	SPACE#	SF+/-	RATE		DATE AVAILABLE
Second	203*	450	\$750/Mo	Gross Lease	90-day notice
Second	207*	1,215	\$1,825/Mo	Gross Lease	Now
Second	208*	644	\$1,100/Mo	Gross Lease	Now
Third	301	957	\$1,000 - \$1,200/Mo	Gross Lease	Now
Third	302	546	\$550 - \$680/Mo	Gross Lease	Now
Third	303	580	\$580 - \$725/Mo	Gross Lease	Now

** Suites 203, 207, and 208 can be combined for a total of 2,300 SF at \$3,450/Mo Gross. Or, Suite 207 can be subdivided into individual office spaces of approximately 175 SF each at \$550/Mo Gross.*

ZONING Stevens School Planned Development District (SSPDD)

ZONING USE Office, residential, municipal, or school

YEAR BUILT 1875; Currently being renovated

SIGNAGE Post & on Building

TRAFFIC COUNT 5,820 AADT14

UTILITIES **TYPE**

ELECTRICITY Circuit Breakers

SEWER/WATER Public/Public

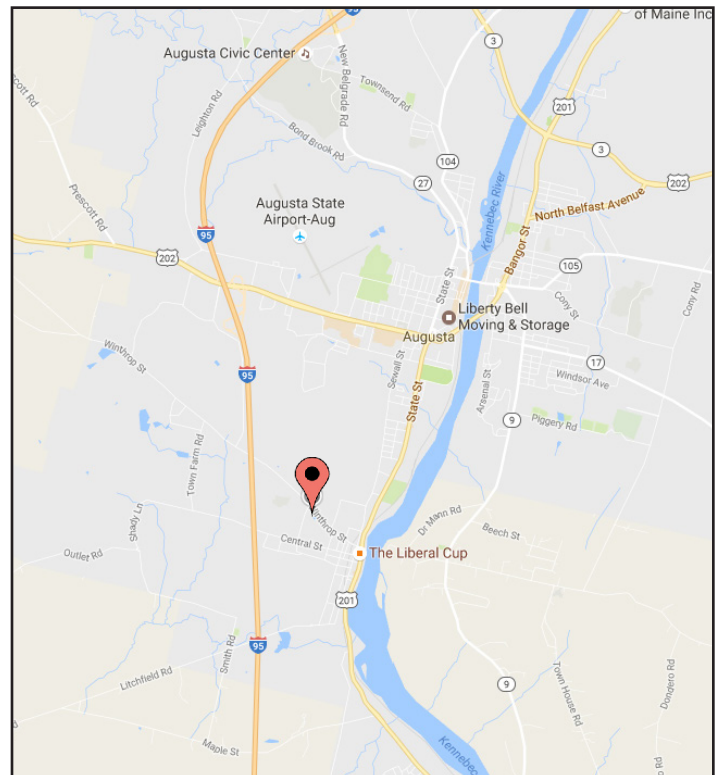
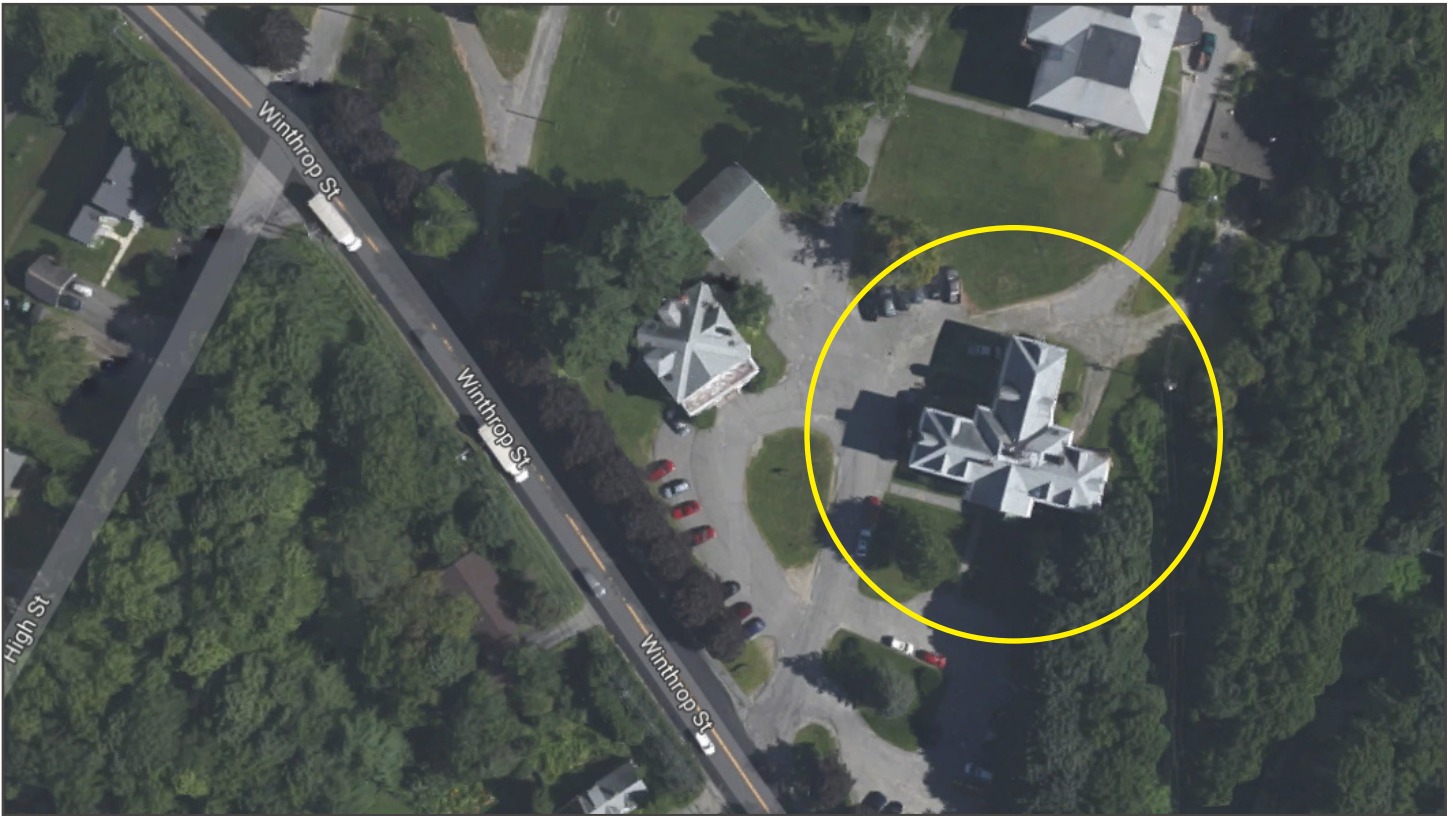
HEAT SYSTEM Forced Hot Air, Panel Radiators; Natural Gas, Heat Pumps

OVERVIEW

This 2.5-Story masonry building has 3 wings per floor and has been renovated into quality office suites. Recent renovations include updated exterior, new energy efficient windows, hardwood floors and wall-to-wall carpeting, sheet rocked walls, paint, new lighting, high ceilings. It is 80% occupied with a mix of professional tenants. All three floors have been partitioned into various office suites to accommodate executive office space. Each space has large windows which flood the offices with lots of natural light. The landlord is very accommodating and has filled the building with quality tenants.



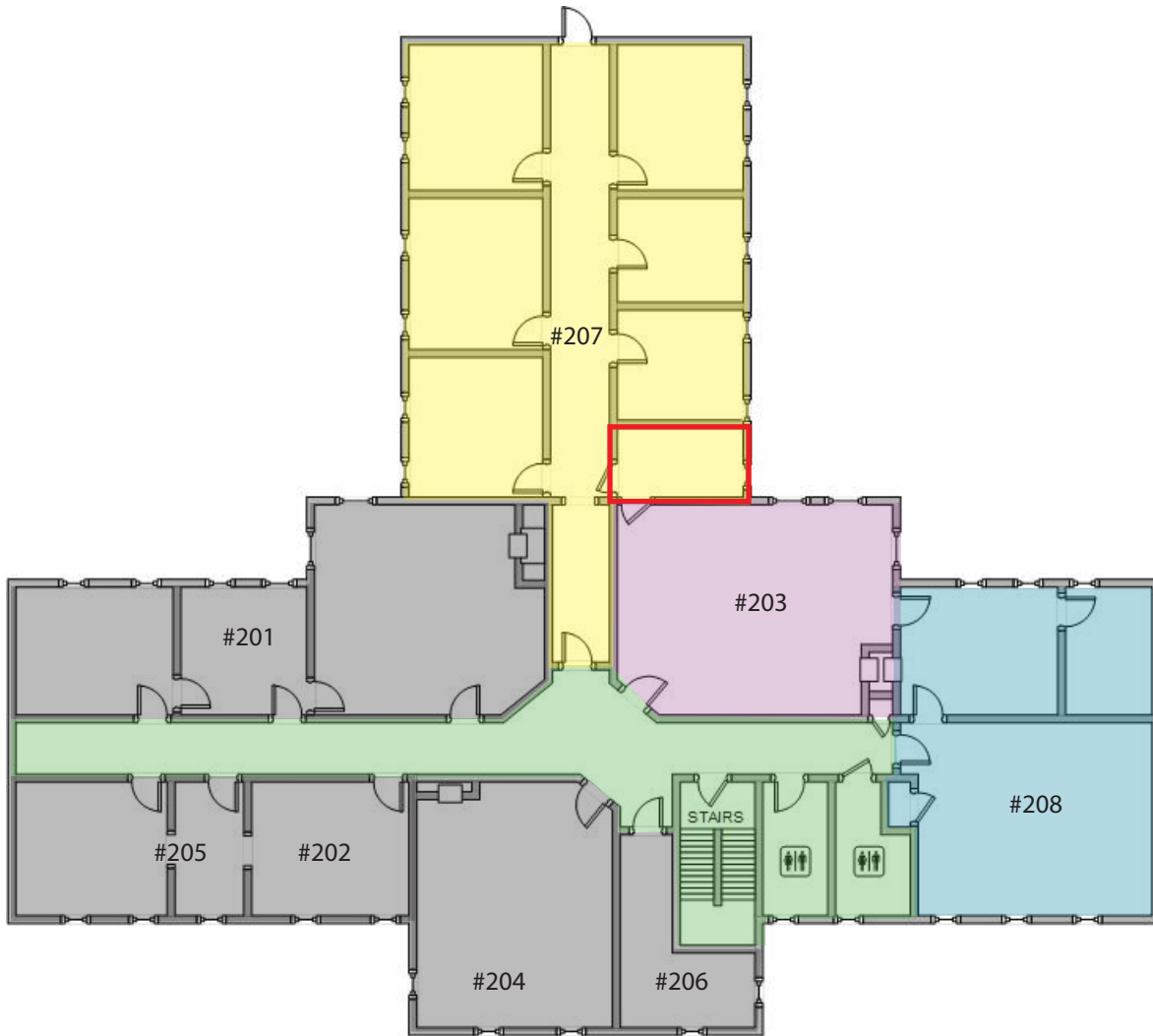
2 BEECH ST - HALLOWELL LOCATION INFORMATION



50 Sewall St. - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.

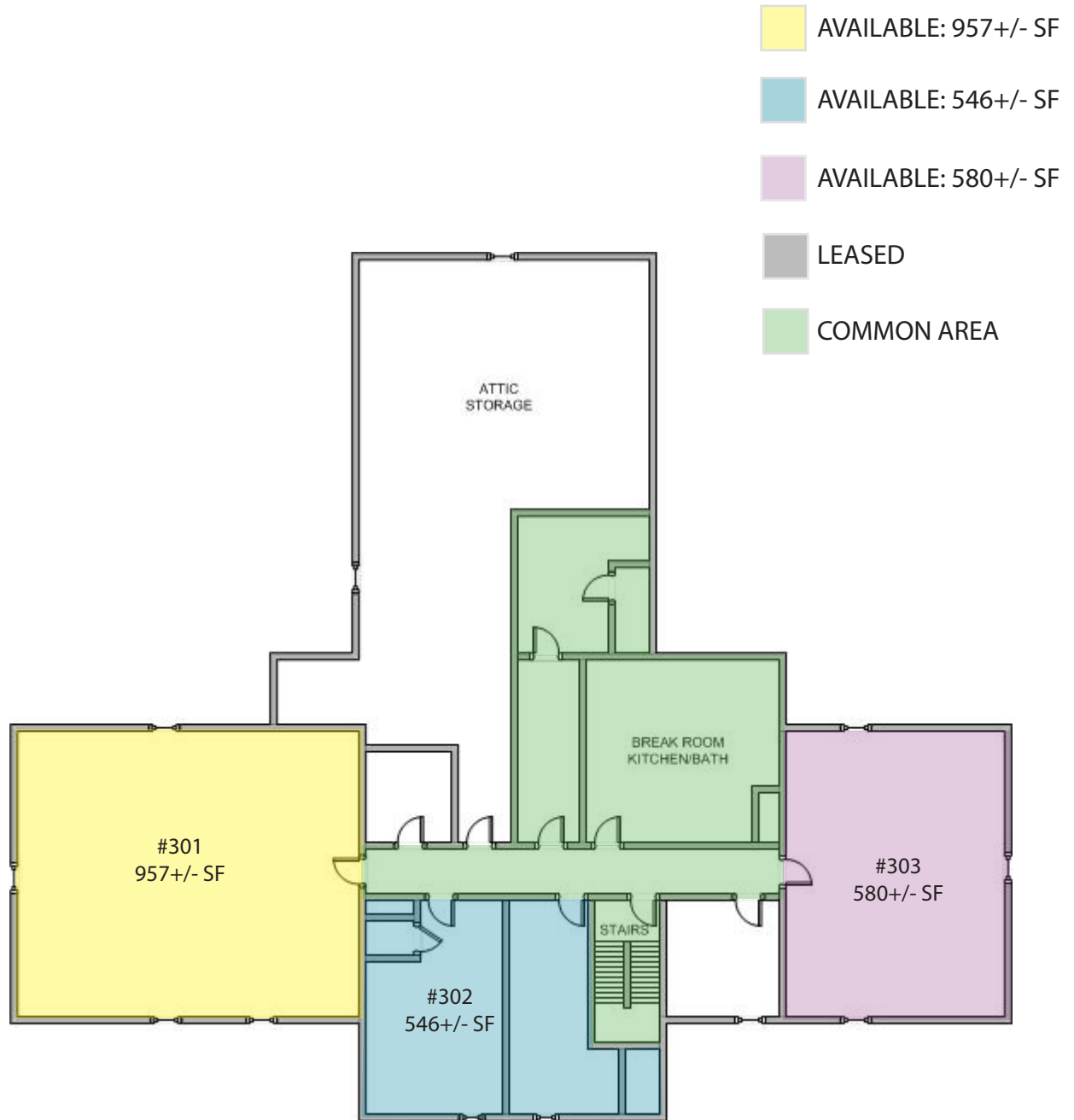
SECOND FLOOR - ONE SPACE STILL AVAILABLE



- | | |
|--|---|
|  AVAILABLE: 450 - 2,300+/- SF |  LEASED |
|  AVAILABLE: 644 - 2,300+/- SF |  COMMON AREA |
|  AVAILABLE: 1,215 - 2,300+/- SF |  BREAK ROOM SHARED WITH #203 |

Note: This drawing is not to scale. It is for representational purposes only.

THIRD FLOOR



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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.