

5 COOS LANE - HALLOWELL

RENOVATED CATERING/EVENT SPACE FOR LEASE



PROPERTY TYPE: MIXED USE

PART OF THE STEVENS COMMONS CAMPUS

SPACE SIZE: 2,300+/- SF

BUILD TO SUIT KITCHEN/EVENT SPACE

PARKING: AMPLE PARKING ON SITE

MIXED USE - OFFICE/RETAIL/RESIDENTIAL

TRAFFIC COUNT: 5,820 AADT14

CONVENIENT TO I-95 & STATE CAPITAL

SIGNAGE: ON BUILDING

LEASE RATE: \$12-\$15/SF MG



For more information contact:
DENNIS WHEELOCK
207-774-7715
dwheelock@balfourcommercial.com
www.balfourcommercial.com



Over time, Stevens Commons will 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 will be complimented by permanently conserved open space and a range of residential offerings including senior and veteran housing, affordable and market rate apartments, condos, duplexes, and small lot clustered subdivisions accompanied by on-site service amenities.

In addition to its on-site features, Stevens Commons will create a new village within the City of Hallowell which will serve 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 will be a landmark development that will enhance the quality of the life of residents, tenants, and the public. Not only will a historic piece of Hallowell's past be revitalized and reenergized, but the new residential offerings will add to quality housing choices in this unique community.



Public Access and Interconnectivity



Public Gathering Space



On-Site Amenities and Services



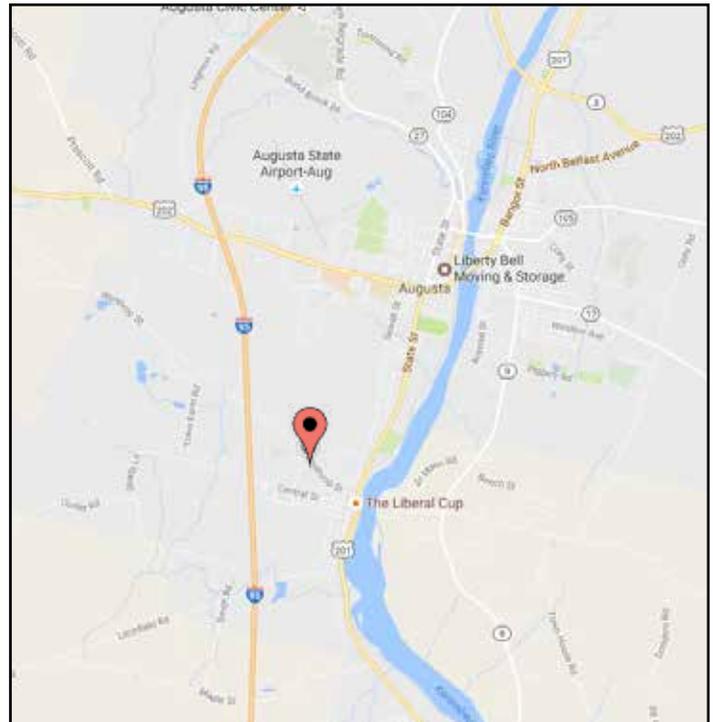
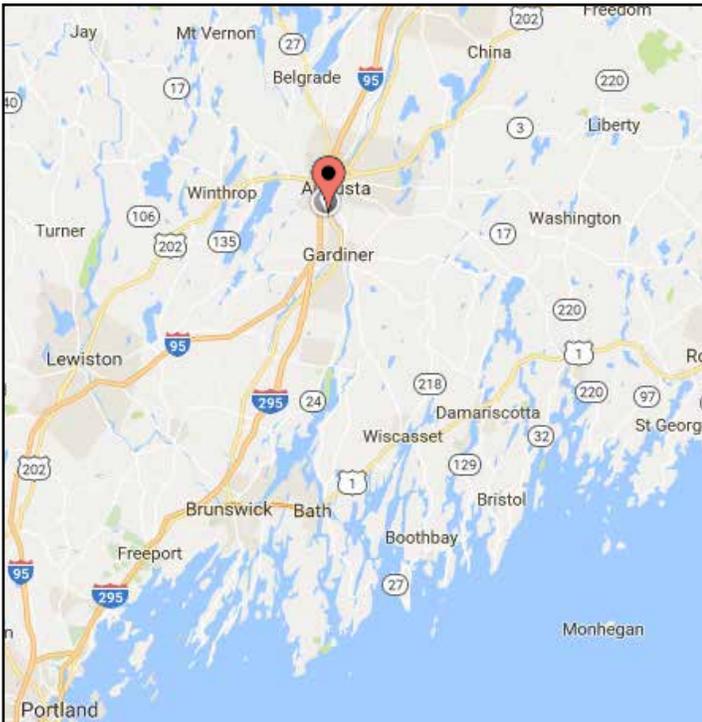
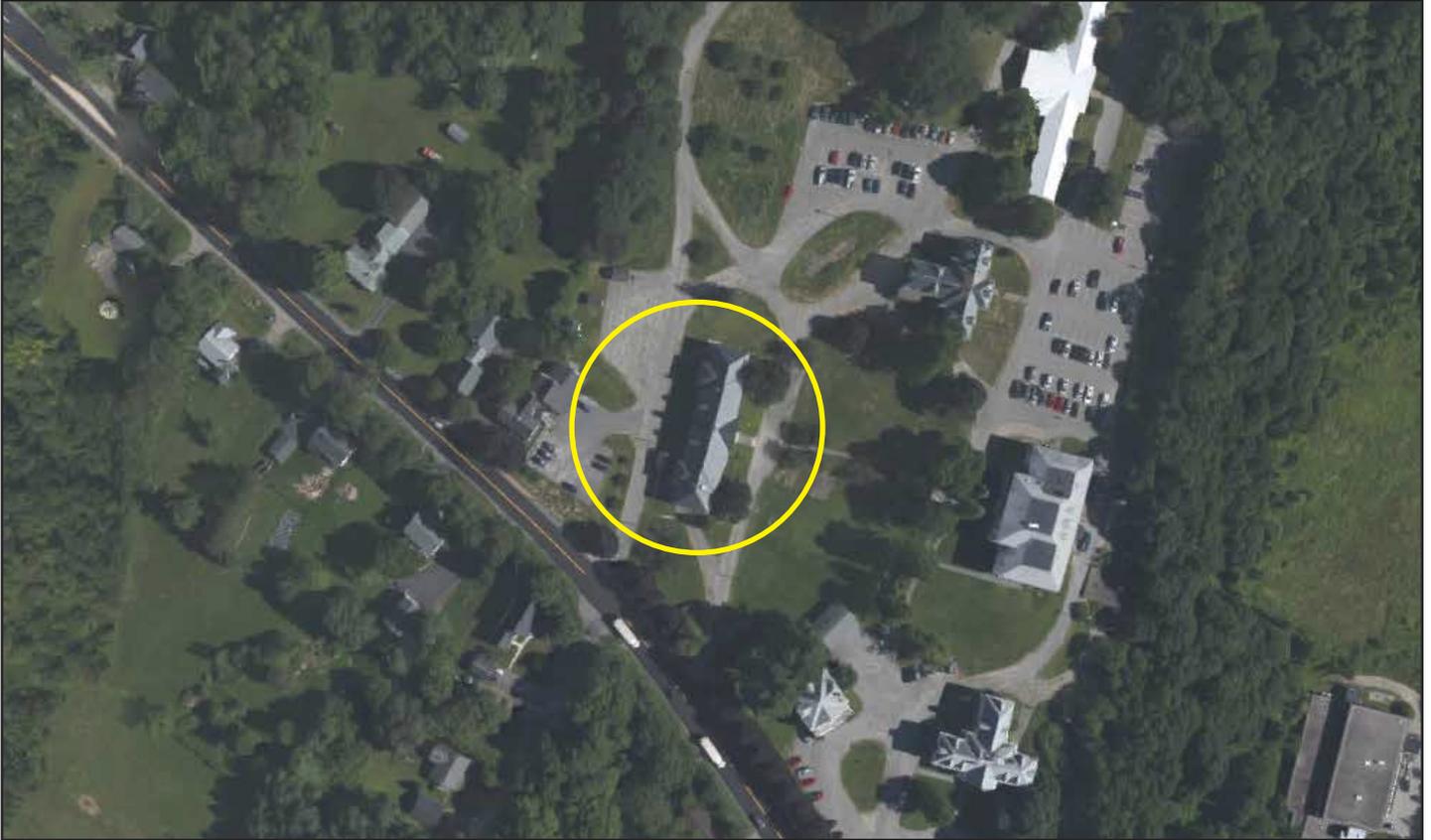
Affordable Housing Options

OWNER	Mastway Development LLC, and /or Affiliates		
SPACE BREAKDOWN	LOCATION	SF+/-	RATE
	Ground Level	2,300+/- SF	\$12-\$15/SF MG
ZONING	Stevens School Planned Development District (SSPDD)		
ZONING USE	Office, residential, municipal, or school		
YEAR BUILT	1875; Currently being renovated		
SIGNAGE	Post & on Buildings		
UTILITIES	TYPE	PAID BY	
ELECTRICITY	3-Phase and Single Phase services available	Tenant	
SEWER/WATER	Public/Public	Landlord	
HEAT SYSTEM	Force Hot Air, Steam; Natural Gas	Tenant	
COOLING	Off Heating System	Tenant	
OTHER	High Speed Internet and Fiber Optics available	Tenant	

OVERVIEW

Stevens Commons, an exciting new multi-use campus, is offering a catering/event space for lease in the newly renovated Stevens Building! This 2,300+/- SF space offers both indoor and outdoor seating and the kitchen can be built to suit. Many professionals are already doing business on campus, including Edward Jones, Maine Development Foundation, Regency Mortgage, attorney Susan Farnsworth, and Dube Travel. In addition, 39 students from the University of Maine Augusta will be housed on campus in the Stevens Building in the fall of 2019, and 29 senior housing apartments are also included in future planning.

The campus offers multiple large parking lots, green space, walking trails, beautiful landscaping and more, all in keeping the historic feel of the property. All roads, infrastructure, and public utilities, including natural gas, are being upgraded.



50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

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UMaine Augusta to house students at historic Hallowell campus

UMA students will have a new dormitory at Stevens Commons by mid-august

PORTLAND, Maine — Built in the late 1800s, Stevens Commons in Hallowell housed the Maine Industrial School for ‘viciously inclined girls.’ The reform school fell into disrepair and closed its doors in the 1970s.

In 2016, it was bought by Mastway Development L.L.C. from the state for \$215,000. Owner Matt Morrill says that even though many think he was able to get a good price, the ten-year redevelopment plan could cost upwards of \$20 million.

Twelve small businesses are currently operating in the Baker building on campus and it houses mixed-residential affordable senior and market-rate apartments. In 2018, a new fire department was completed and dedicated after receiving an anonymous donation.

The University of Maine at Augusta plans on putting students in one of the buildings. Morrill says the new dorm is 40% complete and is ahead of schedule.

“About three-quarters of the building is dedicated to UMA space,” said Morrill. “There are 20 different apartments, there’s a student lounge, there is a media center, an office, and a mail room. Then, on the ground level, there is a large café that will be a separate tenant that will own and operate that café.”

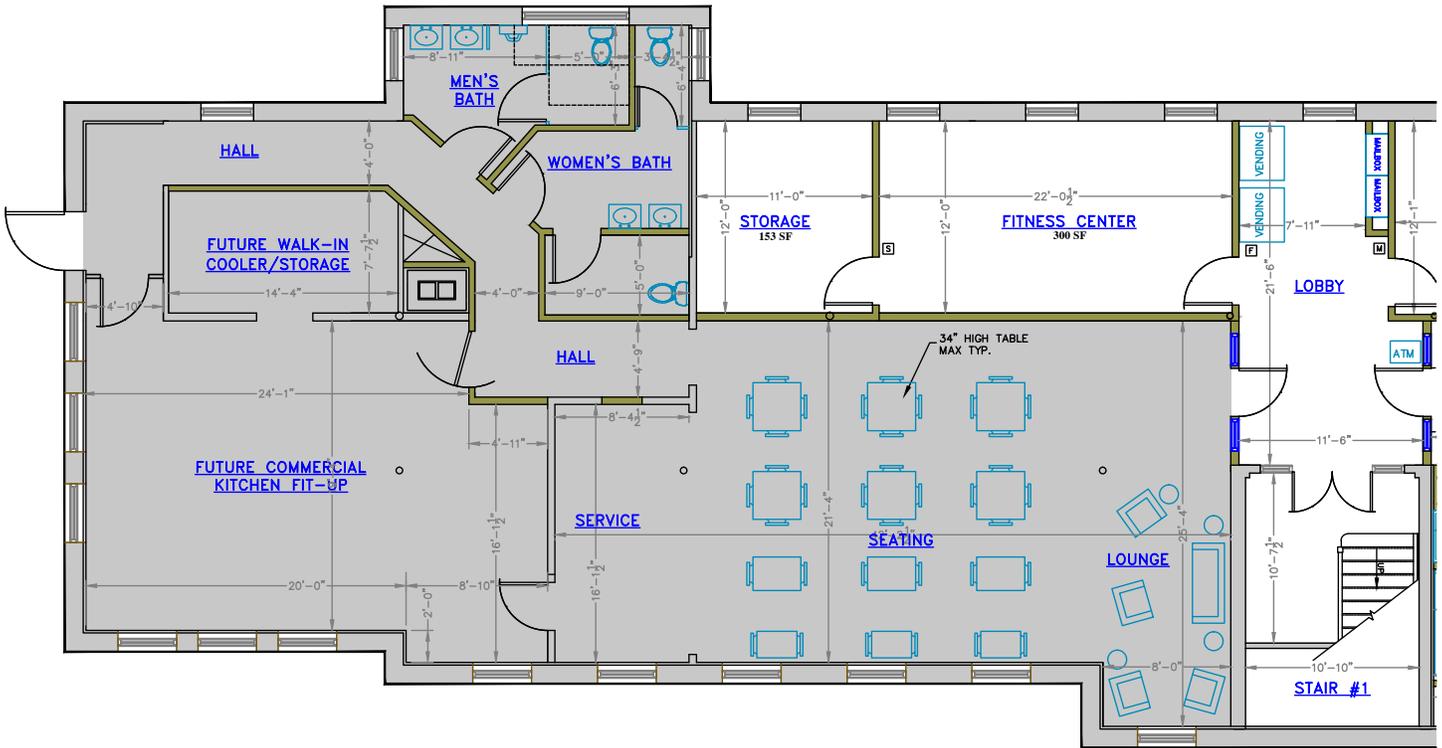
Incoming students will have priority to the new dorms and according to UMA there has been an increase in out-of-state applicants to the university. Prices are still being discussed, but will most likely be in the \$600 - \$700 range, according to Jonathan Henry, the vice president of Enrollment Management and Marketing at UMaine Augusta. Henry added students will be able to have housing cost covered through UMA financial-aid, loans and grants.

“For a number of years, the University of Maine at Augusta has considered and looked at doing a pilot housing project,” said Henry “The nature of housing today is different from perhaps people my age or younger. You know the standard double-living quarters. These are suites. These are double bedrooms, these are private bathrooms.”

Move in day for future students is set to happen in mid-august.

Article from newcentermaine.com. Click on the video below for more information.





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



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.



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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

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