

# 101 SECOND STREET - HALLOWELL

## HALLOWELL HOUSE OFFICE SPACE FOR LEASE



**PROPERTY TYPE:** OFFICE BUILDING

CLASS A OFFICE SPACE IN GREAT LOCATION

**SPACE RANGE:** 3,200-6,200+/- SF

WALKING DISTANCE TO RESTAURANTS

**PARKING:** 100+ SPACES IN PRIVATE LOT

LEASE ENTIRE BUILDING OR BY FLOOR

**AMENITIES:** ELEVATOR, WELLNESS CENTER

EASY ACCESS TO MAINE TURNPIKE

**EST. CAM FEES:** TBD

**LEASE RATE: \$14/SF NNN**



For more information contact:  
**DENNIS WHEELOCK**  
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www.balfourcommercial.com





<b>OWNER</b>	EMT Ventures, LLC.		
<b>SPACE TYPE</b>	Office		
<b>TOTAL BUILDING SIZE</b>	28,700+/- SF		
<b>SPACE BREAKDOWN</b>	<b>LEVEL</b>	<b>SIZE (+/-SF)</b>	<b>RATE</b>
	SPACE 1	First	6,200 \$14/SF NNN
	SPACE 3	Second	4,848 \$14/SF NNN
	SPACE 4	Fourth	3,232 \$14/SF NNN
<b>TOTAL LEASE SPACE (SF)</b>	16,692+/- SF		
<b>ESTIMATED NNN FEES</b>	\$3.85/SF		
<b>ZONING</b>	DT - Downtown District		
<b>STREET FRONTAGE</b>	481+/- Ft (153 ft on Winthrop St and 328 ft on Second St)		
<b>PARKING DESCRIPTION</b>	100+ spaces in private lot		
<b>SIGNAGE</b>	Pylon		
<b>TRAFFIC COUNT</b>	1,380 AADT13		
<b>UTILITIES</b>	<b>TYPE</b>		
	<b>ELECTRICITY</b>	Circuit Breakers	
	<b>SEWER</b>	Public	
	<b>WATER</b>	Public	
	<b>HEAT SYSTEM</b>	HVAC	
	<b>HEAT FUEL</b>	Natural Gas	
	<b>COOLING</b>	HVAC	
<b>AMENITIES</b>	Elevator, Wellness Area, Break Room, Shower Facilities		

**OVERVIEW**

Attention lobbyists, attorneys, and professionals - multiple office spaces available at the Hallowell House. Situated less than five minutes from the Maine State House, this property underwent extensive historic renovations in 2009 to fully update and modernize the building. Renovations include the addition of conference room space and public hearing rooms. The building is comprised of premier Class A office space with option to lease the entire building or by floor and offers over 100 parking spaces in a dedicated private lot. Excellent location in the cultural and artistic hub of Hallowell within walking distance to downtown shops and just minutes from the Maine Turnpike.

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The Hallowell House was built in 1832 and operated for a century as the Hallowell House and held the Governor's suite for years. Men of enterprise and capital formed the Hallowell House Company to finance the project. The hotel hosted legislators and famous visitors: Phillips Brooks, Cornelius Vanderbilt, Daniel Webster, Franklin Pierce and Ralph Waldo Emerson.

The Federal Period architected building spanned eighty-four feet on Second Street, rose five stories high, and stretched one-hundred and twenty-three feet. It contained seventy rooms, each of which had a fireplace.

Since 1832, this hotel served the public. True, it had its difficult days, through the 1840's and 1850's, even closing its doors between 1850 and 1870. The Hallowell Gazette, in 1841, announced "We have the pleasure of informing our readers that the Hallowell House is now a Temperance House. We bespeak a liberal share of the public's patronage for its incomparable meals, which more than compensate for the absence of liquors." In 1925 eight original members of the Worster Family took over the Old Hallowell House, renaming it the "Worster House".

Information from: <http://historichallowell.mainermemory.net/page/1650/display.html> and <https://www.mainermemory.net/artifact/33592?popup=1>

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### Hallowell

Hallowell is a historic village near Augusta, Maine's capital, that sits on the banks of the Kennebec River. Though small, Hallowell is big on charm and character. Gorgeous 18th and 19th century architecture is found throughout town – many of which are on the National Register of Historic Places – and Water Street is lined with some of the best shops and restaurants in the region.

### Things to Do in Hallowell

Hallowell is well known for its artistic flair and along Water Street you'll find art everywhere including the Harlow Gallery with exhibits of local artists, and Hallowell Clay Works, offering classes and workshops, so you, too, can be a Hallowell artist. The Gaslight Theater is Maine's oldest continuously operating theater with plays ranging from Tennessee Williams to Agatha Christie.

The charming Hubbard Free Library is in the oldest library building in Maine still serving its original function and it was built in the 1800s to look like an old English country church.

If shopping is your delight, Hallowell's Water Street is the place to be. Famous for antiques, Hallowell has an incredible selection. The largest store is the Hallowell Antique Mall and Brass & Friends is jammed with unique finds. For a true old-fashioned candy store, Scrummy Afters will have your mouth watering.

Augusta is only a mile away and a fun route to get there is along the Kennebec River Rail Trail, which brings you right to Capitol Park. Or head south towards Gardiner for a beautiful walk or bike ride along the Kennebec. Vaughn Woods is a treat year-round. Known as Hobbit Land, the paths through the forests and fields take you over beautiful stone bridges.

Hallowell enjoys celebrating, too. Fun, family events are held throughout the year, like the popular Old Hallowell Day with a parade and fireworks.

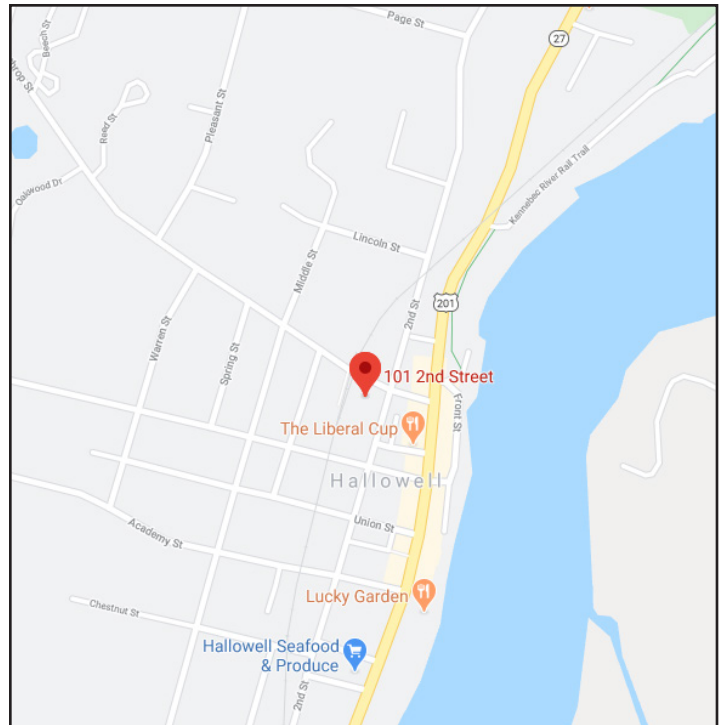
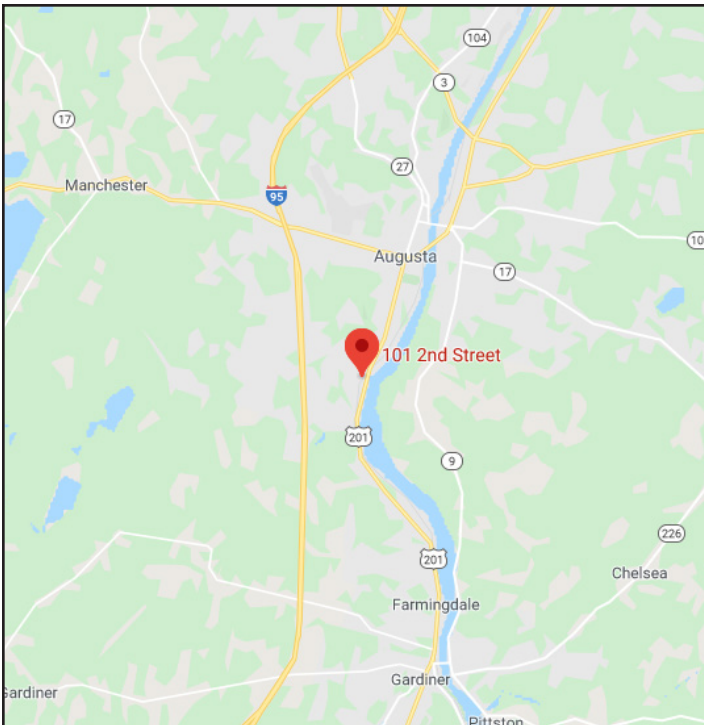
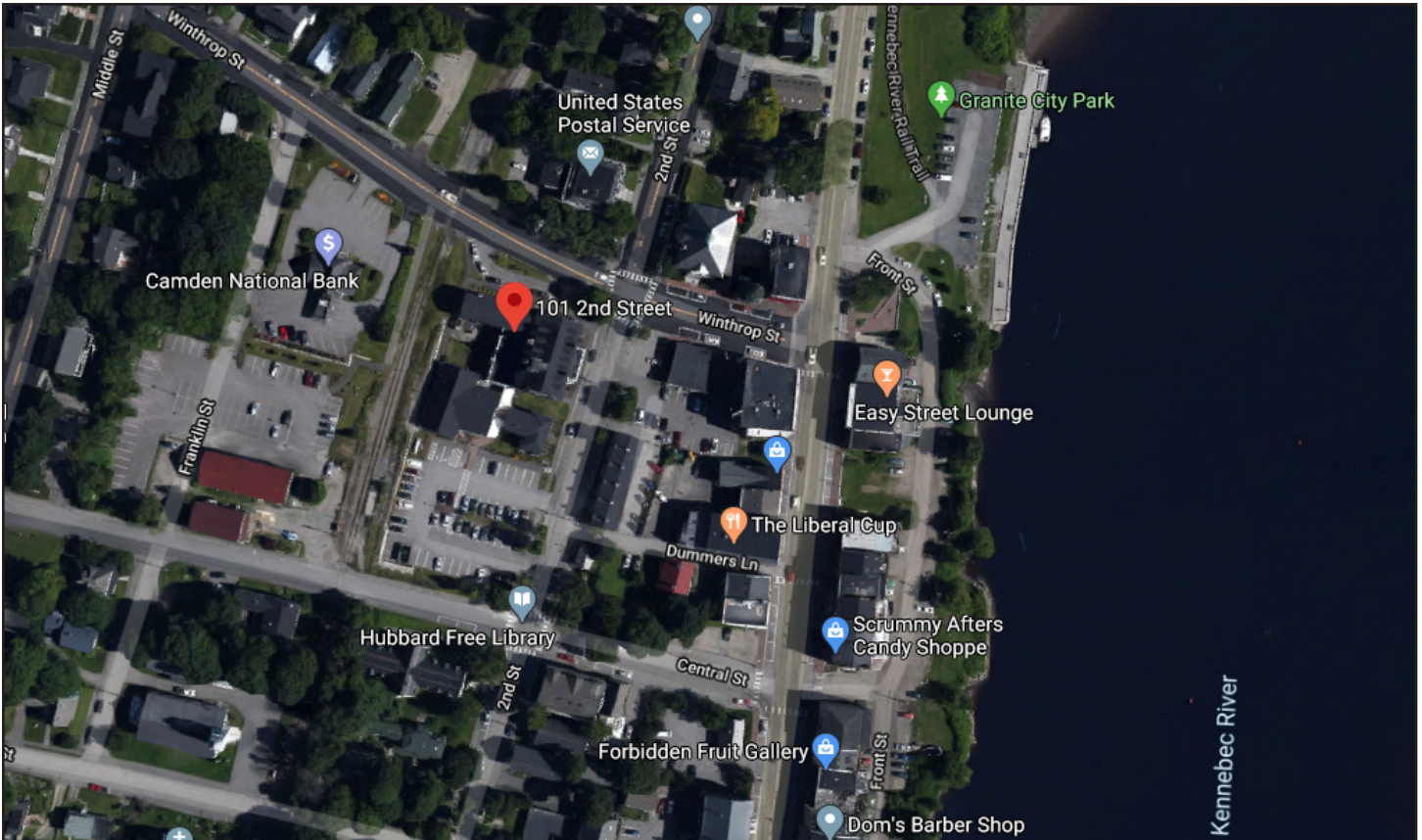
### Restaurants in Hallowell

When you're hungry in Hallowell, Water Street is the place to be. Locals and visitors alike adore favorites like Slates Restaurant and Bakery and Joyce's right by the river, and the Liberal Cup Public House & Brewery for delicious food and a tasty pint. For a sumptuous cocktail, try The Maine House Craft Cocktail Lounge. The Quarry Tap Room has nearly 40 microbrews and domestic beers on tap and features live music.

Information from: <https://visitmaine.com/places-to-go/the-kennebec-valley/hallowell>



# HALLOWELL HOUSE - HALLOWELL LOCATION INFORMATION



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# HALLOWELL HOUSE - HALLOWELL FLOOR PLAN - FIRST FLOOR



- COMMON AREA
- AVAILABLE
- NOT AVAILABLE

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

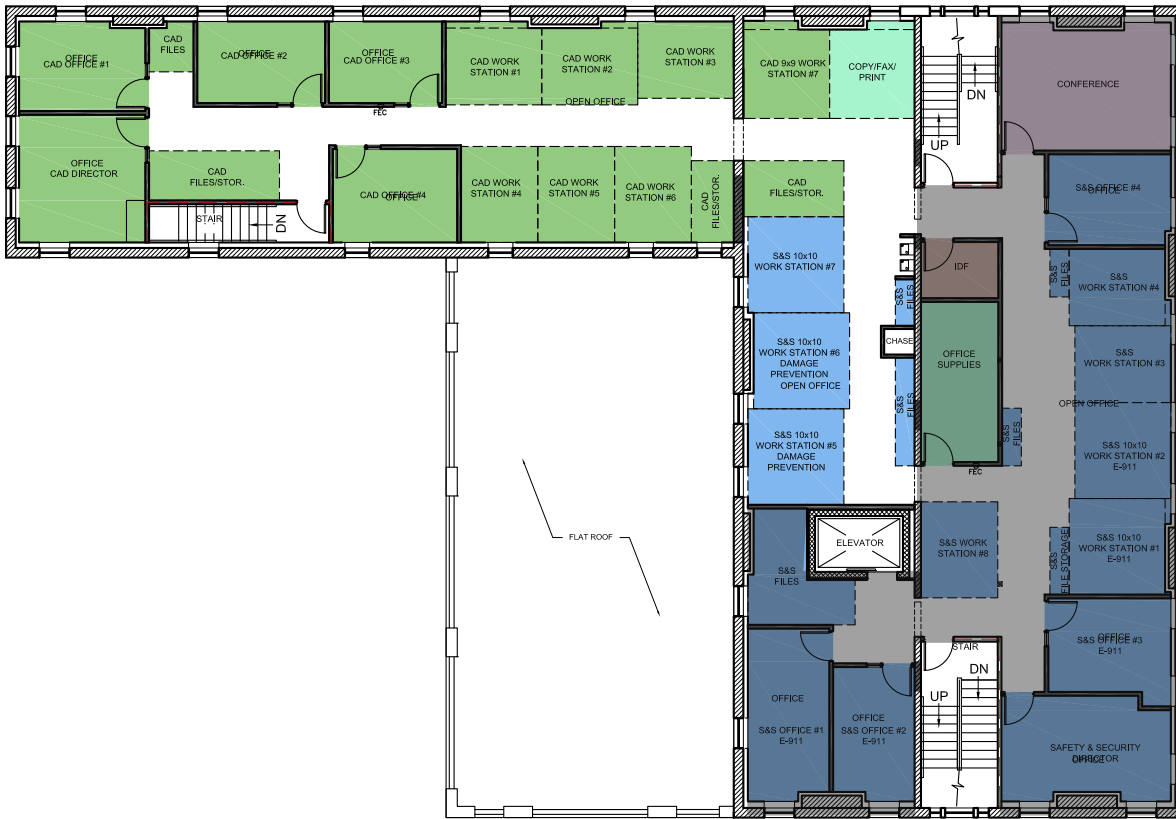
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# HALLOWELL HOUSE - HALLOWELL FLOOR PLAN - SECOND FLOOR

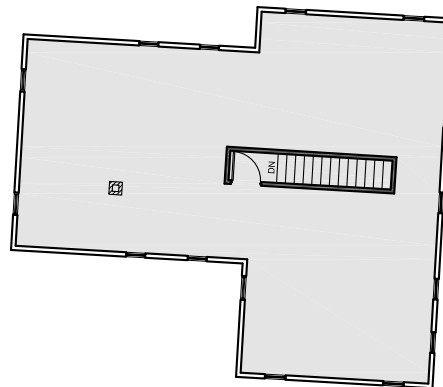


FLAT ROOF



GROSS BUILDING AREA - SECOND FLOOR	
HALLOWELL HOUSE	- 5,954 sq. ft.
BOND HOUSE	- 1,334 sq. ft.
TOTAL	7,288 sq. ft.

- AVAILABLE
- NOT AVAILABLE



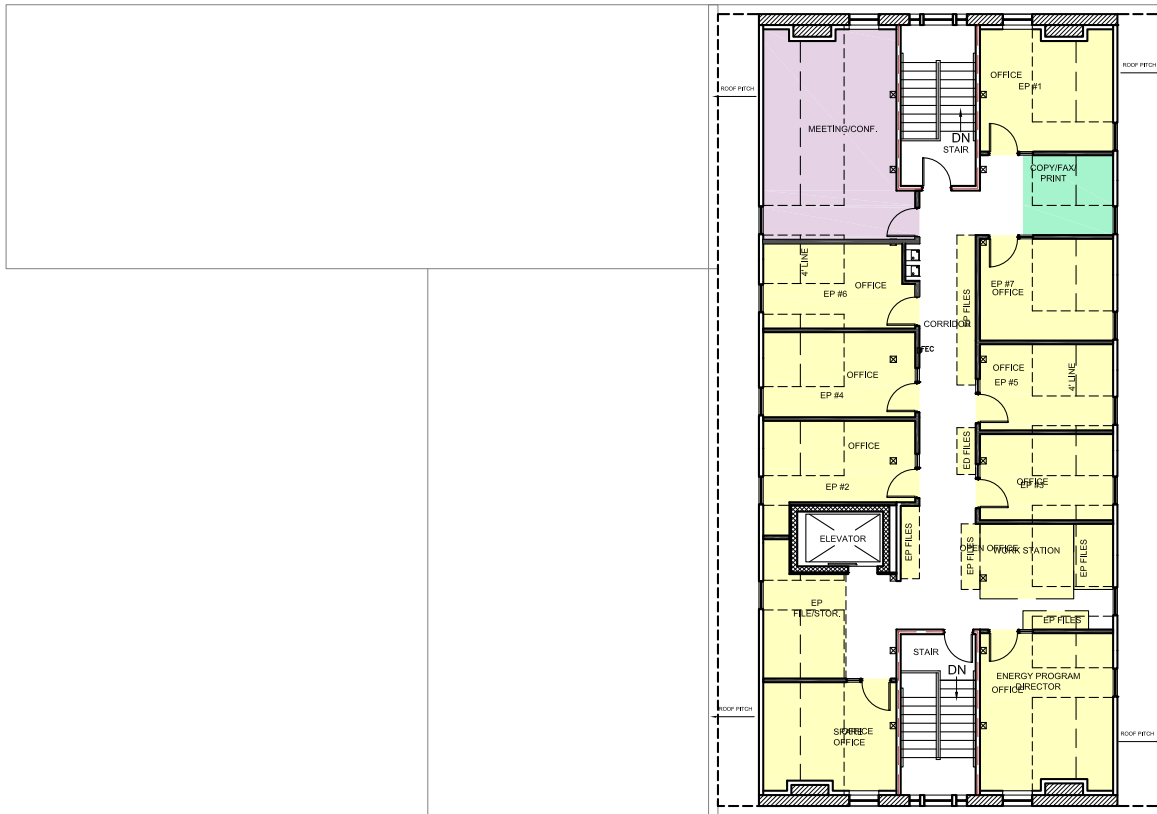
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# HALLOWELL HOUSE - HALLOWELL FLOOR PLAN - FOURTH FLOOR



ELEVATION KEY

GROSS BUILDING AREA - FOURTH FLOOR  
HALLOWELL HOUSE - 3,232 sq.ft.

 AVAILABLE

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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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*