

501 COUNTY ROAD - WESTBROOK OFFICE/FLEX SPACE ON ROUTE 22 FOR LEASE



PROPERTY TYPE: OFFICE/FLEX SPACE

LARGE SHARED PRIVATE PARKING LOT

SPACE SIZE: 3,300+/- SF

PRIVATE OFFICES, CONFERENCE ROOM, KITCHEN
DEDICATED SERVER ROOM, AND GARAGE BAY

FRONTAGE: 500+/- FEET

CONVENIENT TO MAINE MALL SHOPPING AREA,
MAINE TURNPIKE AND I-295

TRAFFIC COUNT: 14,320 AADT19

LEASE RANGE: \$10-\$12/SF MG



For more information contact:

KIRK BUTTERFIELD
T: 207-879-9800
F: 207-879-9801
kbutterfield@kw.com
balfourcommercial.com



**Magnusson
Balfour**
COMMERCIAL & BUSINESS BROKERS



OWNER SGC Engineering LLC

SPACE TYPE Office/Industrial

TOTAL BUILDING SIZE 13,864+/- SF

SPACE BREAKDOWN	FLOOR	SF +/-	RATE	DATE AVAILABLE
SUITE B	First	3,300	\$10-12/SF MG	6/1/2023

ZONING Industrial Park

STREET FRONTAGE 500+/- Ft

YEAR BUILT 1981

PARKING DESCRIPTION Ample parking in shared private lot

SIGNAGE On building

TRAFFIC COUNT 14,320 AADT19

UTILITIES TYPE

ELECTRICITY Circuit Breakers & Three-Phase

SEWER Public

WATER Public

HEAT SYSTEM HVAC

HEAT FUEL Natural Gas

COOLING Central Air

ANCHOR TENANT SGC Engineering

AMENITIES Drive-in bay

CEILING HEIGHT 16 Ft in garage

OVERVIEW

High quality 3,300+/- SF office/flex space available on Route 22 in Westbrook. This space features multiple private offices, conference room, kitchen, a dedicated server room, storage, garage bay, two restrooms and a large amount of open space. The location offers excellent visibility and convenient access to the Maine Mall shopping area, the Maine Turnpike and I-295. With the 700+/- SF garage area and roll-up door, this space would be ideal for any trades business.

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



Westbrook works for you!

It's all coming together in the City of Westbrook as the municipality and private sector push forward on a path of significant investment and sustainable growth. With many major commercial and residential projects in progress, the City of Westbrook is being revitalized and drawing investors from a variety of sectors.

Westbrook understands the importance of an agile regulatory system and works at the *speed of business* to mitigate environmental and financial risk.

"Whether you are a startup or an established business expanding within the community or relocating to Westbrook, we listen to your needs and focus on high levels of certainty as you make go/no-go decisions," says Economic Development Director Daniel Stevenson. Stevenson joined the Westbrook team in late 2017, and hit the ground running by using his experience at the state and municipal level to advance business-friendly incentives such as Tax Increment Financing and grant programs.

JOB GROWTH & EXPANSION

Westbrook's business-minded approach has proven successful. Recent noteworthy private sector investments include:

- MaineHealth's purchase of 1 Riverfront Plaza, an investment of \$10.5 million, realized approximately 600 employees in Westbrook's Downtown area.
- IDEXX, a global leader in veterinary diagnostics headquartered in Westbrook, began its \$62 million expansion breaking ground on a 135,000-square-foot addition, which will offer more workspace on the state-of-the-art campus and bring hundreds of new jobs.
- Waterstone Properties Group Inc., a Needham, Massachusetts-based real estate development company, began site work for Rock Row, a one-million-square-foot, mixed-use complex the company is developing at the gateway to Westbrook. Rock Row has broken ground and will welcome Market Basket Supermarket as its first tenant with an expected opening in the summer of 2019.

WORKFORCE DEVELOPMENT

American Roots, a textile company that uses 100% American-sourced materials, recently made the jump from Portland to Westbrook, relocating to the Dana Warp Mill. The City has formed a unique partnership with American Roots by creating a municipally funded workforce training program. The investment will create quality sustainable manufacturing jobs in Westbrook.

PARTNERSHIPS

The City of Westbrook recognizes that collaboration and partnerships equate to shared economic success in the creation of sustainable, healthy communities. The City partners with various organizations, including the Westbrook-Gorham Chamber, Discover Downtown Westbrook, Westbrook schools and Westbrook Arts and Culture on initiatives geared toward improving quality of life and attracting businesses.

"Businesses invest in communities that invest in themselves," says Stevenson, who recently spearheaded a Downtown Façade Improvement Program. The program offers a 1:1 grant match up to \$15,000 for improvements to building façades. The goal is to create a positive visual impact and stimulate private investment. The mutual investment from the public and private sector benefits the local economy by strengthening locally owned businesses.



PHOTO COURTESY OF ROB MITCHELL

Top: Downtown Westbrook is situated on the Presumpscot River and Saccarappa Falls. A recently opened pedestrian bridge connects MaineHealth and businesses in the Dana Warp Mill directly with restaurants and shops on Westbrook's Main Street.

DOWNTOWN WESTBROOK REVITALIZED

If you haven't been to Westbrook in a while, it's time to take another look, particularly in the downtown area. Downtown Westbrook is situated on the Presumpscot River and Saccarappa Falls. It is a walkable downtown, with a pedestrian bridge and a River Walk offering a scenic path with great views of the river and falls.

Along the river are City-owned ramps and floats that allow better access for kayakers and fishermen. The area offers free public parking, allowing for convenient access to downtown restaurants, businesses, parks and the river.

Over the past few years Westbrook has attracted craft brewers and numerous food establishments, with many of them taking root downtown. The Dana Warp Mill has also attracted several unique businesses, entrepreneurs and artists.

LOCATION

Westbrook's proximity to Portland, the Jetport, the Maine Turnpike and the lakes region makes it a convenient location for businesses to take root with a much lower price tag than neighboring Portland.

To learn more about development opportunities and site availability, contact Daniel Stevenson at 207-591-8101 or dstevenson@westbrook.me.us and see how Westbrook can work for you! •



City of Westbrook

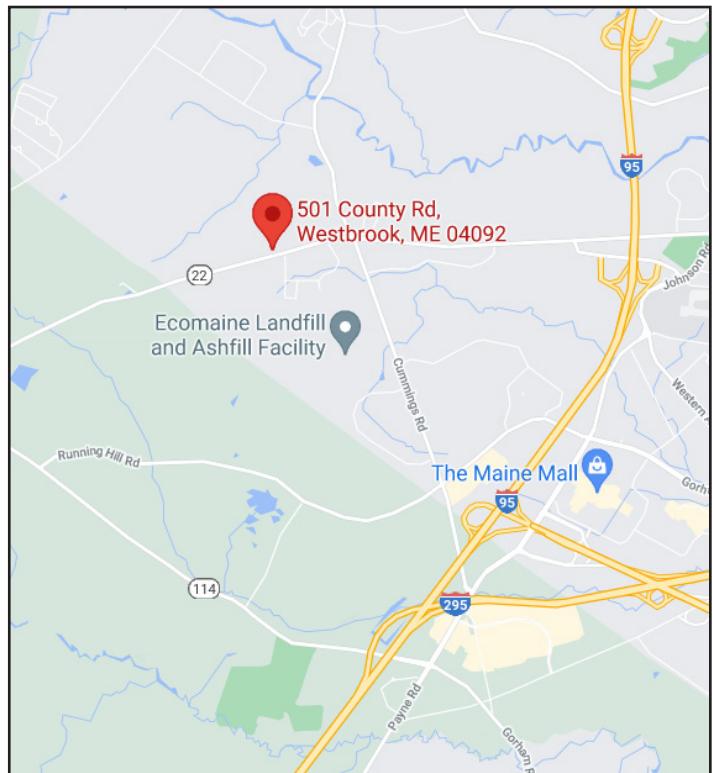
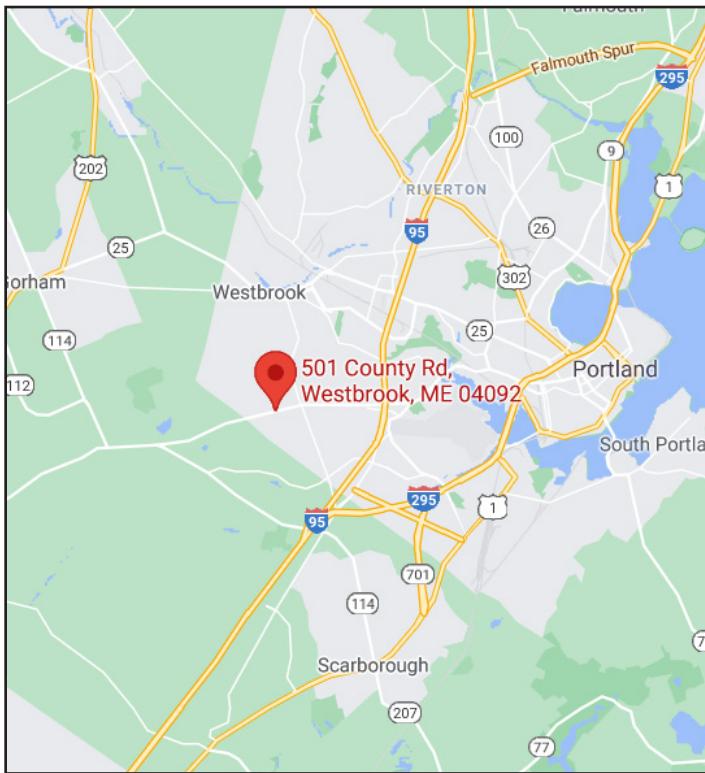
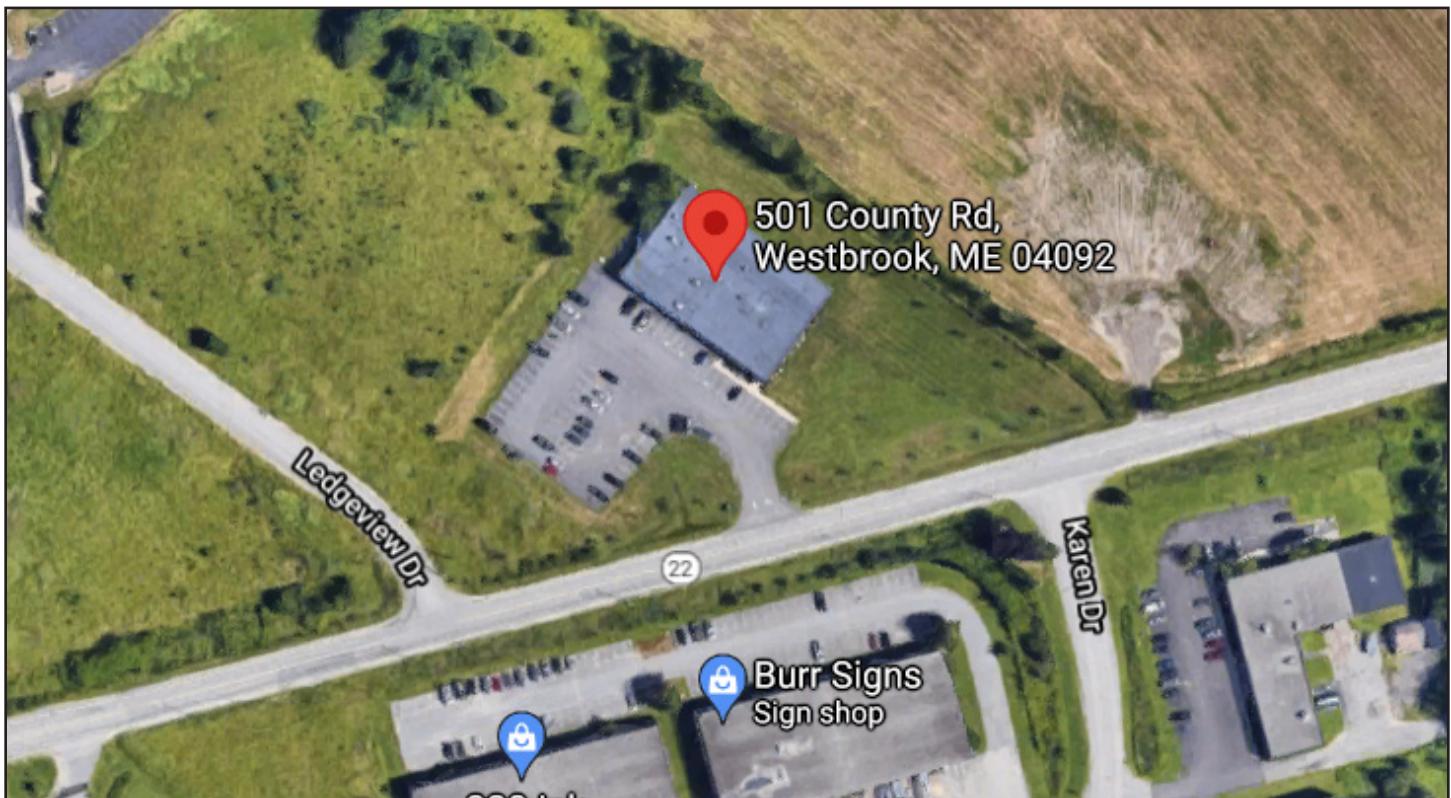
2 York St., Westbrook, Maine 04092

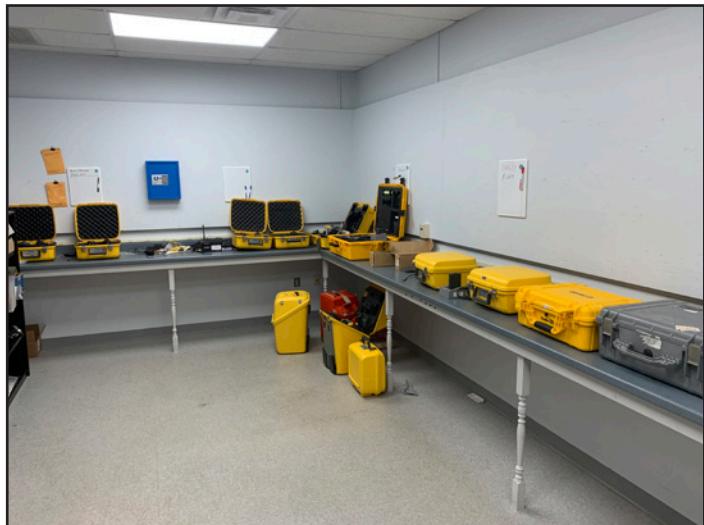
Daniel Stevenson, Economic Development Director

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| | AED |
| | First Aid Kit |

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| | Fire Alarm |
| | Fire Extinguisher |



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

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