

81 BRIDGE STREET - YARMOUTH

SPARHAWK MILL OFFICE/CREATIVE SPACE FOR LEASE



SPACE TYPE: OFFICE/CREATIVE SPACE

SITUATED DIRECTLY ON ROYAL RIVER

SPACE SIZE: 2,450+/- SF

WALKING DISTANCE TO NEARBY AMENITIES

ZONING: GD - GENERAL DEVELOPMENT

EASY ACCESS TO ROUTE ONE & I-295

SIGNAGE: PYLON AND INTERIOR

OPEN FLOORPLAN, ABUNDANT NATURAL LIGHT, SEMI-PRIVATE BATHS

PARKING: 50+ SPACES IN SHARED LOT

LEASE RATE: \$13.98/SF NNN



For more information contact:

ALEX PIRLECI or KIRK BUTTERFIELD

O: 207-879-9800

C: 207 239-6606

alex@balfourcommercial.com

kbutterfield@kw.com



OWNER	Sparhawk Investments, LLC		
SPACE TYPE	Office/Creative Space		
TOTAL BUILDING SIZE	23,958+/- SF		
SPACE BREAKDOWN	LEVEL	SF+/-	RATE
UNIT M301	Second	2,450+/- SF	\$13.98/SF NNN
ESTIMATED NNN FEES	\$4.42/SF		
ZONING	GD - General Development with Shoreland Overlay		
STREET FRONTAGE	325+/- Ft		
YEAR BUILT	1857		
PARKING DESCRIPTION	50+ shared parking spaces		
SIGNAGE	Pylon, interior		
UTILITIES	TYPE	PAID BY	
ELECTRICITY	Three-Phase	Tenant	
SEWER/WATER	Public/Public	Tenant	
HEAT SYSTEM	HVAC; Natural Gas	Tenant	
COOLING	HVAC	Tenant	
ANCHOR TENANTS	The Garrison Restaurant & Dandelion Catering Co		

OVERVIEW

Office/creative space now available at Yarmouth's Sparhawk Mill. Built in 1857 by the Royal River Manufacturing Company, Sparhawk Mill is an iconic historic property situated directly on the Royal River. This four-story historic building has undergone extensive renovations. The building has been lovingly restored while still maintaining its character and historic features including the hardwood floors and a bell tower. The multi-tenanted building has plenty of parking and is within walking distance to many restaurants, shops, footpaths and park. Route One and I-295 access is only minutes away. Floors in the building were recently refinished. Units have new lights with motion sensors.

Unit M301 is a corner unit located on the second floor and is a large, open space with one private office, conference room, kitchen, and private bath. The space features high ceilings, abundant natural light, and hardwood floors.

ABOUT YARMOUTH

Located eleven miles northeast of Portland, Yarmouth is easily accessible from both Interstate 295 and Route 1. The Town of Yarmouth is a wonderful blend of all the best qualities of our Maine lifestyle. Stroll along historic village Main Street and you will find beautiful homes dating back to the 1700s, quaint shops, cafés and businesses. Enjoy the scenic beauty as you walk along the picturesque Royal River. The town's sheltered harbor provides easy access to the ocean. Excellent public schools and a well-respected private school are located right in the village center. There is a thriving and varied commercial base along Route 1. The unique mix of charm, amenities, convenient access, ocean views and bustling commerce make Yarmouth a true gem of a town.

Population: 8,400

Households: 3,772

Land area: 12.60 Square Miles

Water area: .03 Square Miles

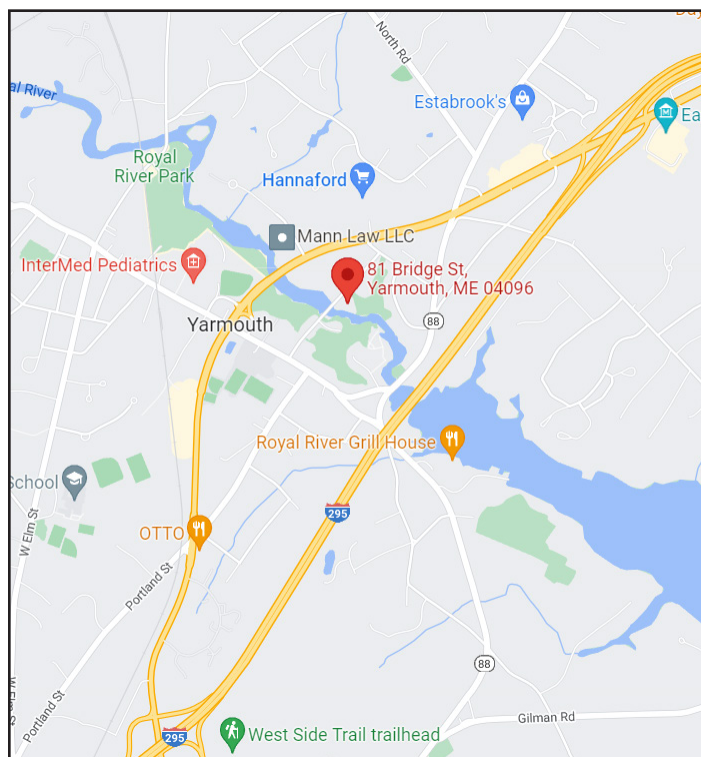
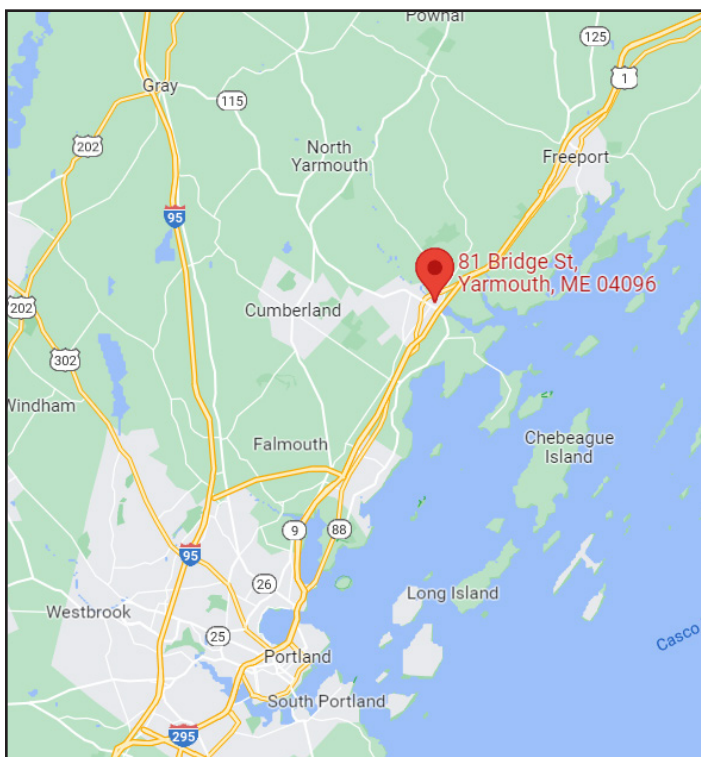
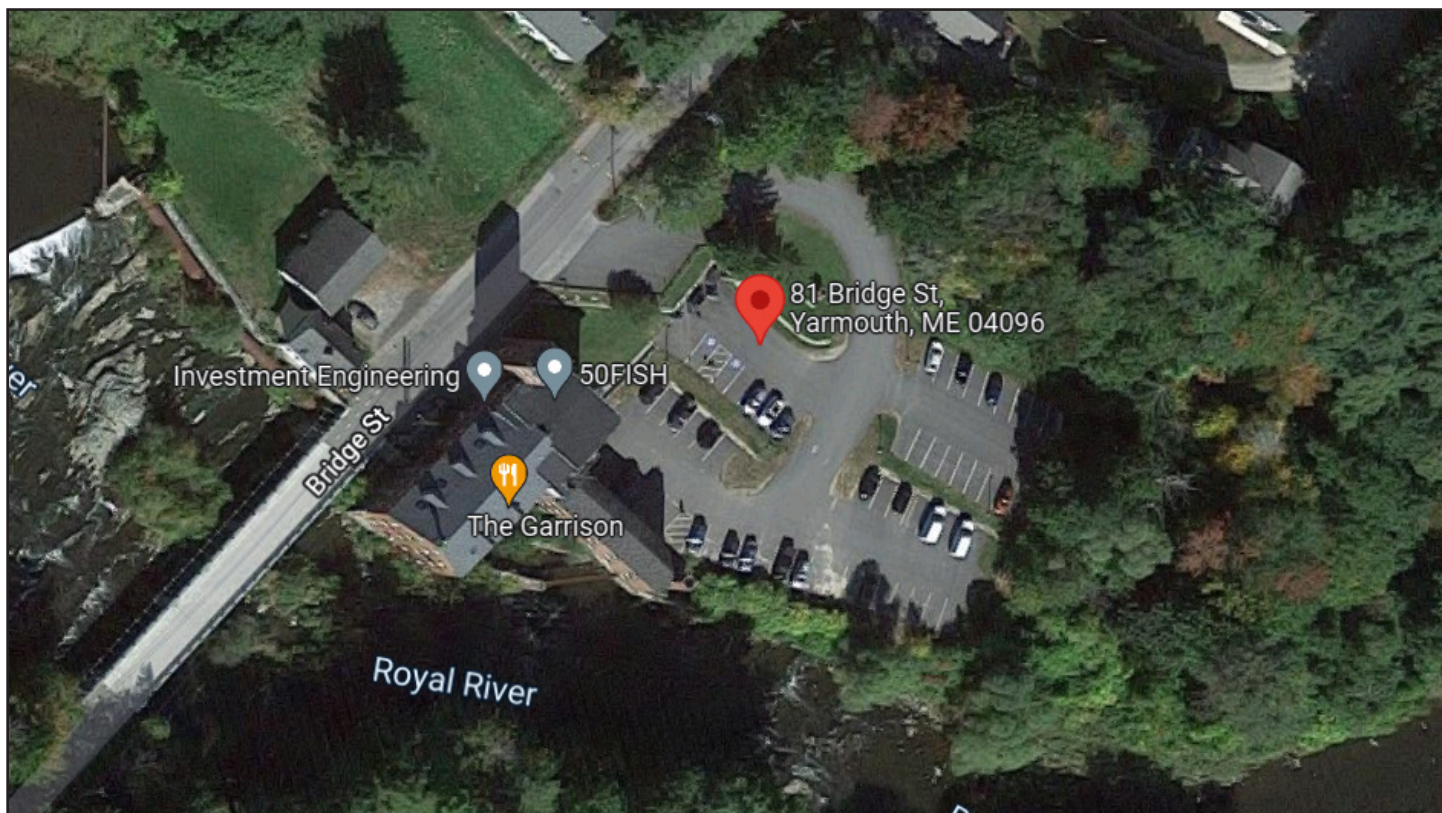
ECONOMIC DEVELOPMENT

Yarmouth offers unrivaled assets in Southern Maine—including top-ranked schools, a vibrant, mixed-use Main Street village, a thriving arts community, two access points to I-295, a working waterfront and more than 600 acres of parks and preserves.

Economic Development staff helps local businesses thrive and attract new businesses that can serve residents and visitors.

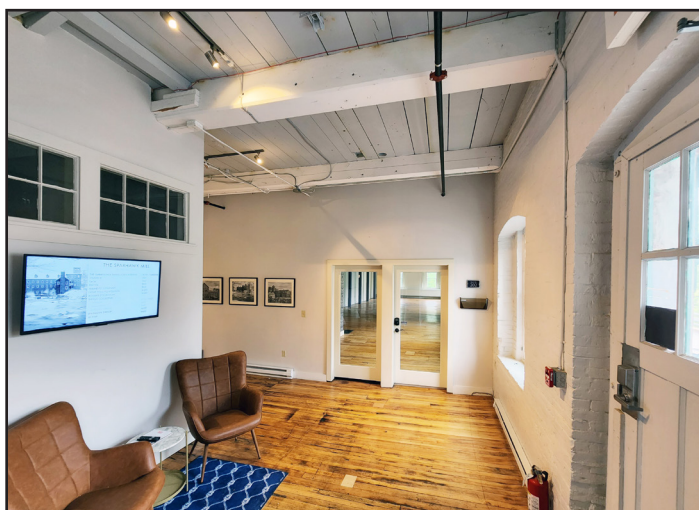
Whether you're looking to grow your business, or considering relocating, Yarmouth's Economic Development staff can offer guidance on issues like financing and marketing, and help you navigate regulatory procedures.

Information excerpted from: <http://yarmouthmaine.org/about-yarmouth/> and <https://yarmouth.me.us/economicdevelopment>



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.



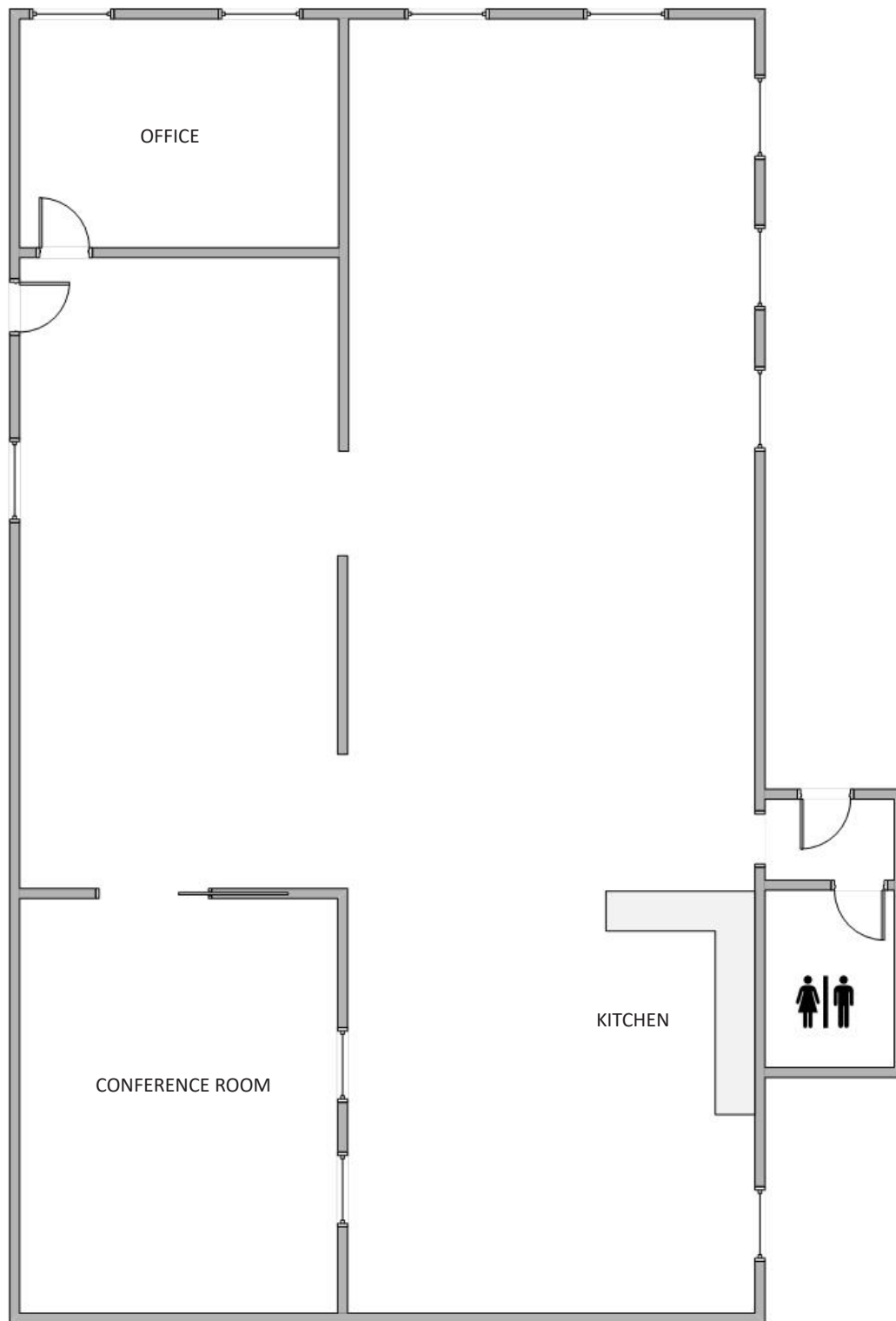
50 Sewall St - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

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.



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.



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.