

25-29 BOWDOIN STREET - MANCHESTER

MANCHESTER PLACE OFFICE SPACE FOR LEASE



SPACE TYPE: OFFICE/PROFESSIONAL CLASS A MEDICAL OFFICE SPACE

SPACE RANGE: 2,068 - 4,268+/- SF TWO MILES FROM I-95 EXIT 109 A/B

ZONING: 13- GENERAL DEVELOPMENT LOCATED ON ROUTE 202 CORRIDOR

PARKING: AMPLE ON-SITE PARKING JOIN OTHER MEDICAL PROFESSIONALS

TRAFFIC COUNT: 19,710 AADT17 **LEASE RATE: \$13/SF NNN**



FOR MORE INFORMATION CONTACT
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25-29 BOWDOIN ST - MANCHESTER LEASE INFORMATION

OWNER	Venetians Inc.		
SPACE TYPE	Office		
TOTAL BUILDING SIZE	14,430+/- SF		
SPACE BREAKDOWN	FLOOR	SF+/-	RATE
SUITE 1	First	2,200	\$13/SF NNN
SUITE 2	First	2,068	\$13/SF NNN
TOTAL LEASE SPACE (SF)	4,268+/- SF (Suites 1 and 2 can be combined)		
ESTIMATED NNN FEES	\$6.00/SF		
ZONING	13 - General Development		
STREET FRONTAGE	50+/- Ft		
YEAR BUILT	2015		
PARKING DESCRIPTION	75 space shared on-site parking lot		
SIGNAGE	Pylon		
TRAFFIC COUNT	19,710 AADT17		
UTILITIES	TYPE	PAID BY	
ELECTRICITY	Circuit Breakers	Tenant	
SEWER	Public	Landlord	
WATER	Private	Landlord	
HEAT SYSTEM	HVAC	Tenant	
HEAT FUEL	Oil	Tenant	
COOLING	HVAC	Tenant	

OVERVIEW

Class A professional/medical building located on highly trafficked Route 202, centrally located in the suburbs of Augusta. Manchester Place is less than four miles from the State Capitol building and two miles from the Maine Turnpike, the primary traffic artery serving the state from south to north. Amenities include ADA compliant facility, a Simplex Grinnell alarm system, oversized lunchroom, and ample on-site parking.

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ABOUT KENNEBEC VALLEY

The Kennebec Valley spans 23 communities from Maine's capital city, Augusta, to Gardiner to Windsor to Monmouth to Readfield and everywhere in between. An original 1629 Pilgrim settlement, Augusta is both the capital city of the Pine Tree State and the service center of a Micropolitan with 75,000 residents. Maine's capital area is rich in history, culture, art, educational resources, dining, industry, and retail shopping. In the Kennebec Valley, you experience the kind of Maine we usually keep for ourselves.

ABOUT MANCHESTER

Settled in 1775 and incorporated in 1850, Manchester is located immediately west of Maine's capital city of Augusta and also offers easy access to the abutting Kennebec River city of Hallowell. It has a year-round population of approximately 2,500.

While it still has active agricultural properties, Manchester is best-known today for its active business community along US Rt. 202, which runs east-west through the middle of the community, and for its substantial frontage on Cobbosseecontee Lake.

Local businesses are a veritable potpourri - with a mix that includes convenience stores, car dealers, a car wash, a commercial and residential glass company, gift shops, a bank, a lakeside motel, an antiques mall, a paving company, contractors, pizza and sandwich shops, the first retail fireworks store in Maine, and the venerable Augusta Country Club golf course.

The lakeshore community on the Cobbosseecontee Lake includes a yacht club which is said to be the oldest active inland-water yacht club in the United States. The club built a lighthouse on a prominent ledge in the Lake's North Bay in 1908 and proudly continues to maintain and operate it today. It is said to be the only continuously-operating landlocked lighthouse in Maine today, flashing its beacon 365 days a year.

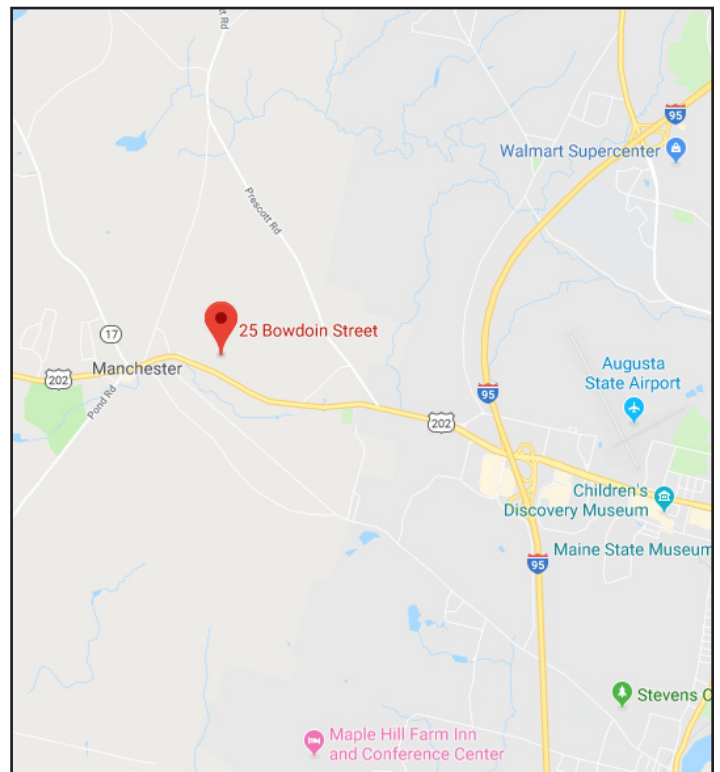
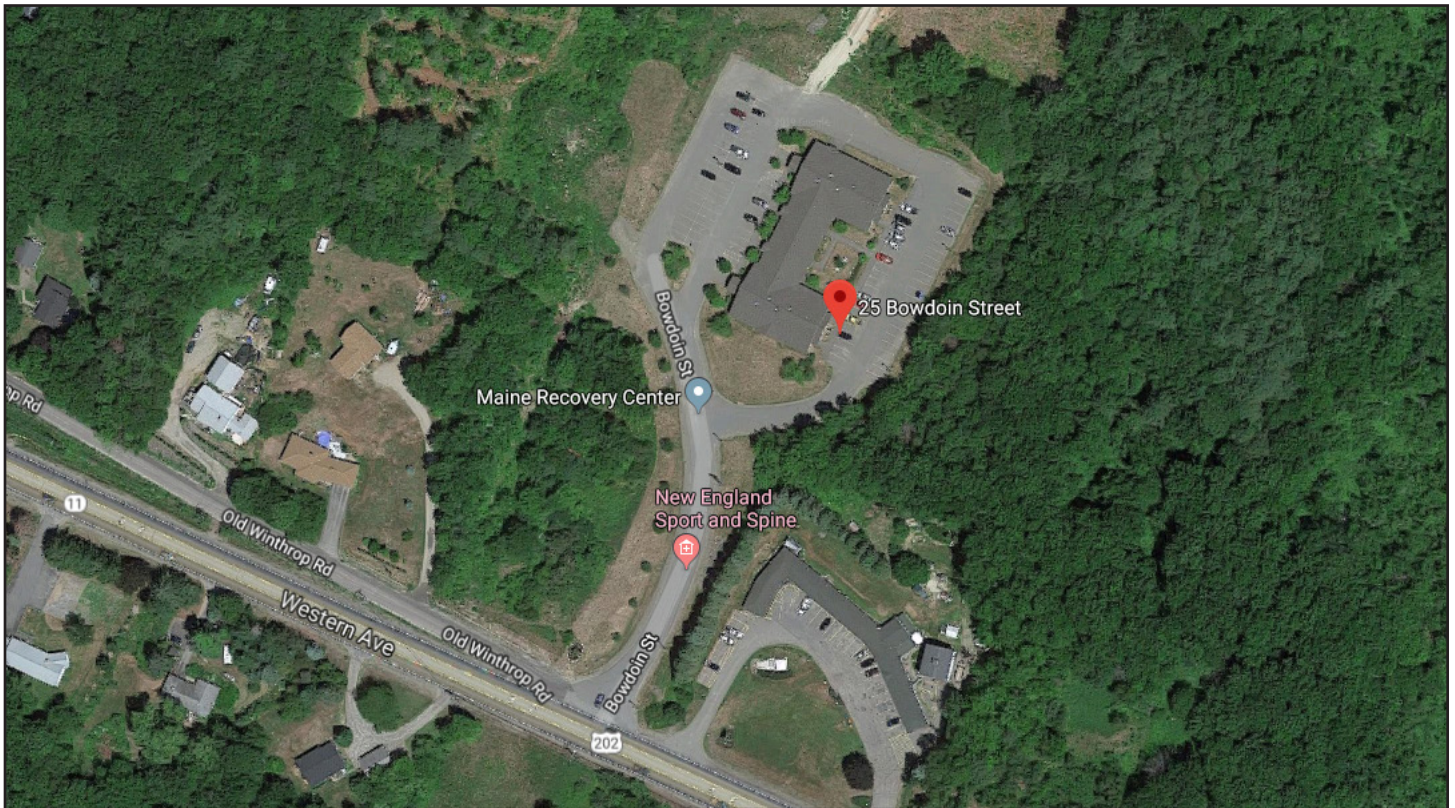
In addition to US 202, other major highway routes in Manchester include Maine Routes 11 and 17 and 100.

Information from:

<http://www.winthropchamber.org/communities> and <https://www.augustamaine.com/index.php/regional-info>



25-29 BOWDOIN ST - MANCHESTER LOCATION



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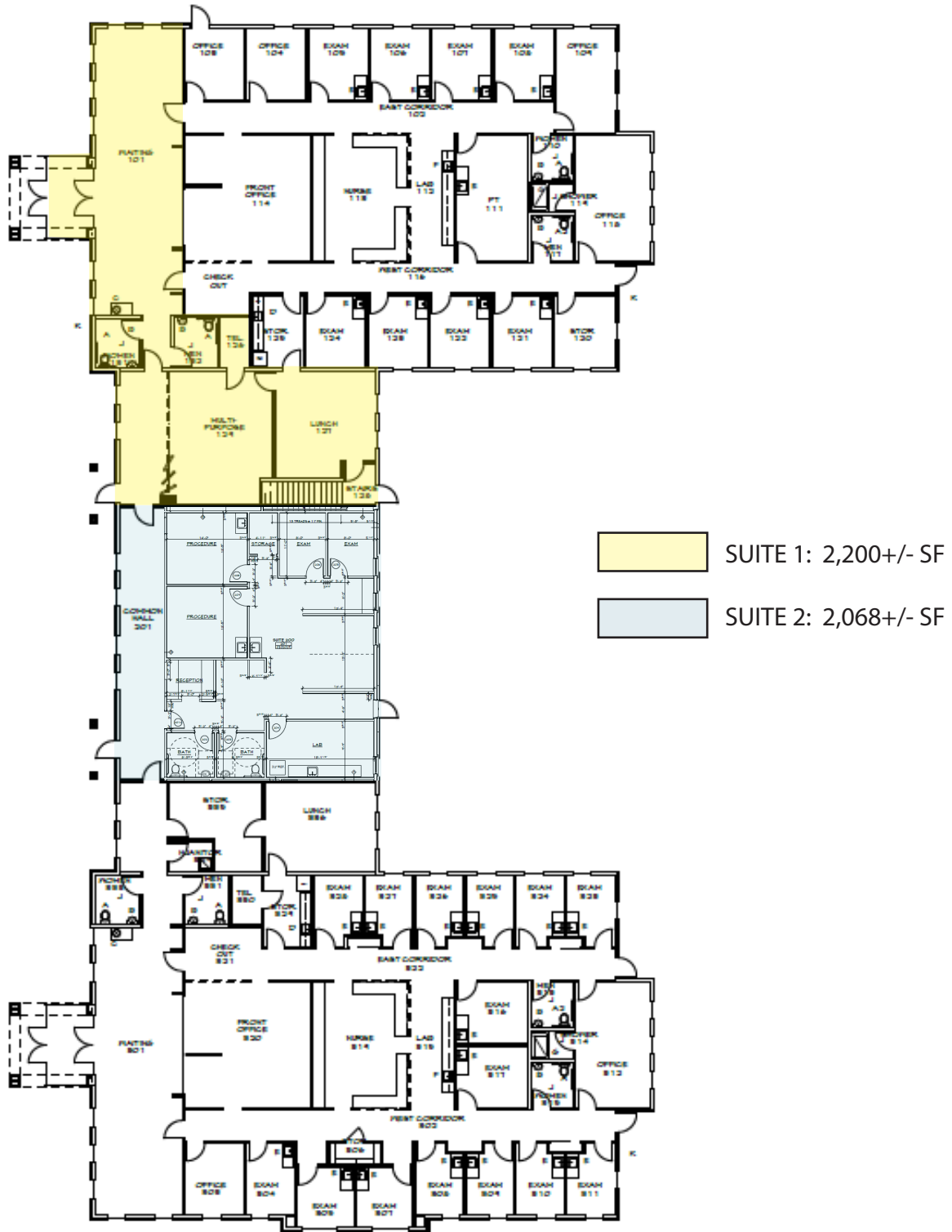


25-29 BOWDOIN ST - MANCHESTER PHOTOS



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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.