

SUB-LEVEL SPACE FOR LEASE

901 Main Street - Westbrook, ME



PROPERTY TYPE: SUB-LEVEL RETAIL/OFFICE

SPACE RANGE: 2,000 - 4,000 +/- SF

PARKING: ON-STREET & PUBLIC LOT NEARBY

ZONING: CCD - CITY CENTER DISTRICT

TRAFFIC COUNT: 13,990 AADT13

PROPERTY HIGHLIGHTS

- EASY ACCESS TO MAINE TURNPIKE
- GREAT ECONOMIC DEVELOPMENT DEPT.
- IDEAL LOCATION NEXT TO PARK & RIVER
- DIAMOND IN THE ROUGH - MANY POTENTIAL USES

LEASE RATE: \$8.50/SF MG

KW COMMERCIAL
50 Sewall Street
Second Floor
Portland, ME 04102

KIRK BUTTERFIELD
Broker
O: 207.879.9800 x2668
C: 207.205.4007
kbutterfield@kw.com
ME #BR918896

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OWNER	901 Main Street, LLC		
SPACE TYPE	Office/Retail/Flex		
TOTAL BUILDING SIZE	14,850 +/- SF		
SPACE BREAKDOWN	FLOOR	SF+/-	RATE
	Sub-level	2,000- 4,000+/- SF	\$8.50/SF MG
ESTIMATED NNN FEES	TBD		
ZONING	CCD - City Center District		
STREET FRONTAGE	60+/- Ft		
YEAR BUILT	1850		
PARKING	No onsite parking. On-street parking and Public lots nearby.		
SIGNAGE	On building		
TRAFFIC COUNT	13,990 AADT13		
UTILITIES	TYPE	PAID BY	
	ELECTRICITY	Circuit Breakers	Tenant
	SEWER	Public	Landlord
	WATER	Public	Landlord
	HEAT SYSTEM	Steam	Tenant
	HEAT FUEL	Oil	Tenant
ANCHOR TENANT	The Armory Apartments		

OVERVIEW

This space is a true diamond in the rough. Cool sub-level space for lease on Main Street. Landlord is looking for the right person to bring this potential to life. The space is located within the Armory Apartment building and features a large, open area that has the potential to be a brewery/brew pub, coffee shop/bakery, restaurant/tap house, woodworking shop or flex/industrial/art space.

Saccarappa Falls and the Presumpscot River are right out back. There's a City Park being developed next door. This is the perfect time to locate within this up and coming "Art District". You'll be within walking distance to a variety of restaurants and services. Public parking is available in two nearby lots as well as some on-street parking. The landlord is prepared to participate in the build-out.

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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.

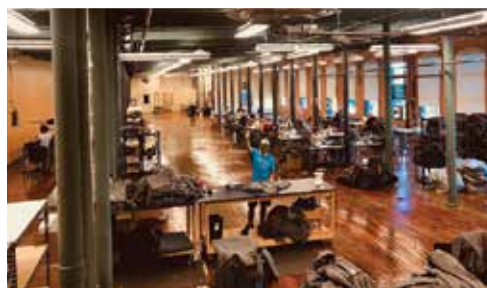
PARTNERSHIPS

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



PHOTOS COURTESY OF AMERICAN ROOTS

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! ●

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.

Left: American Roots at its new Westbrook location in the Dana Warp Mill will soon launch a city-sponsored workforce training program.



City of Westbrook

2 York St., Westbrook, Maine 04092

Daniel Stevenson, Economic Development Director

dstevenson@westbrook.me.us

Office: 207-591-8101 / Cell: 207-956-3197

www.westbrookmaine.com

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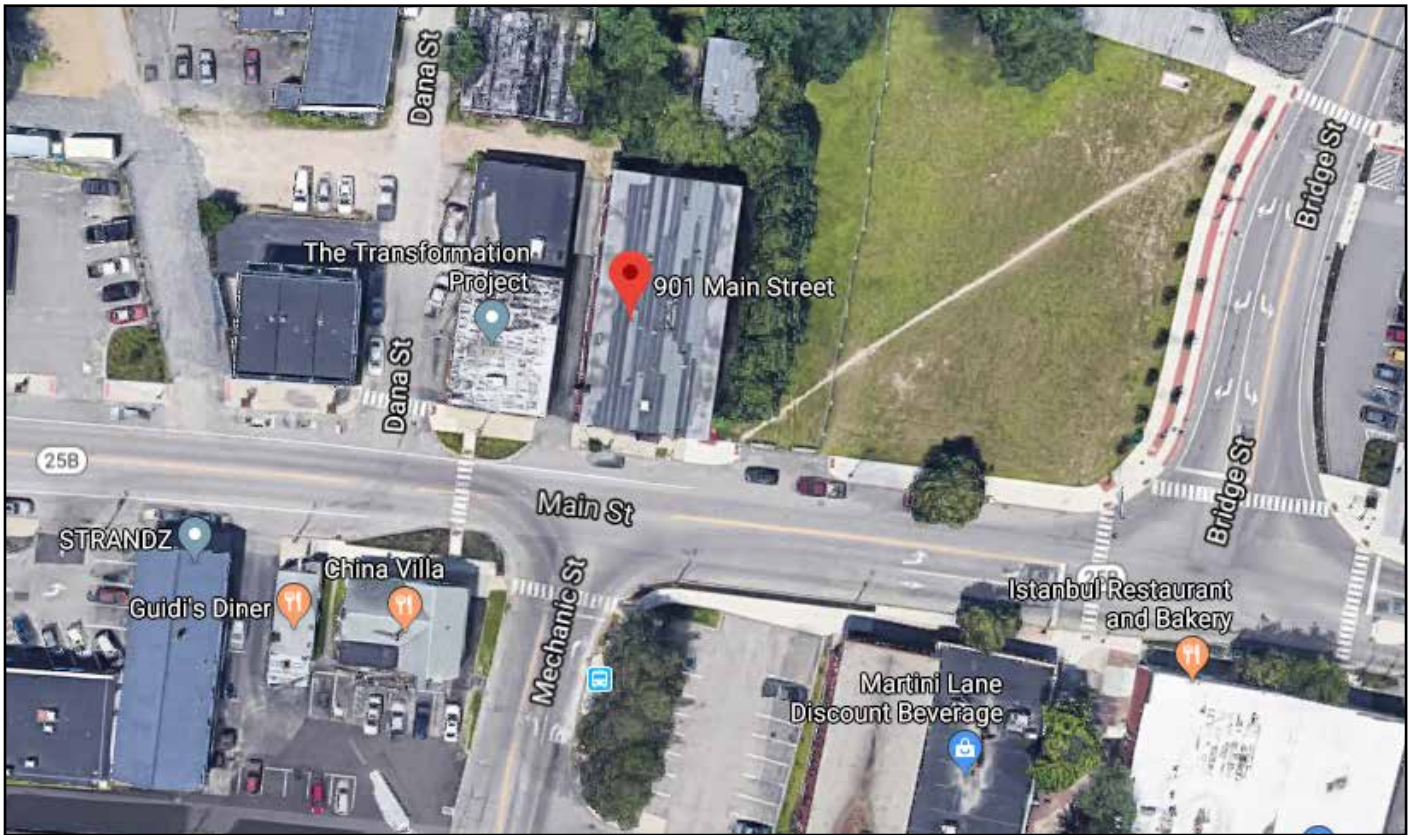
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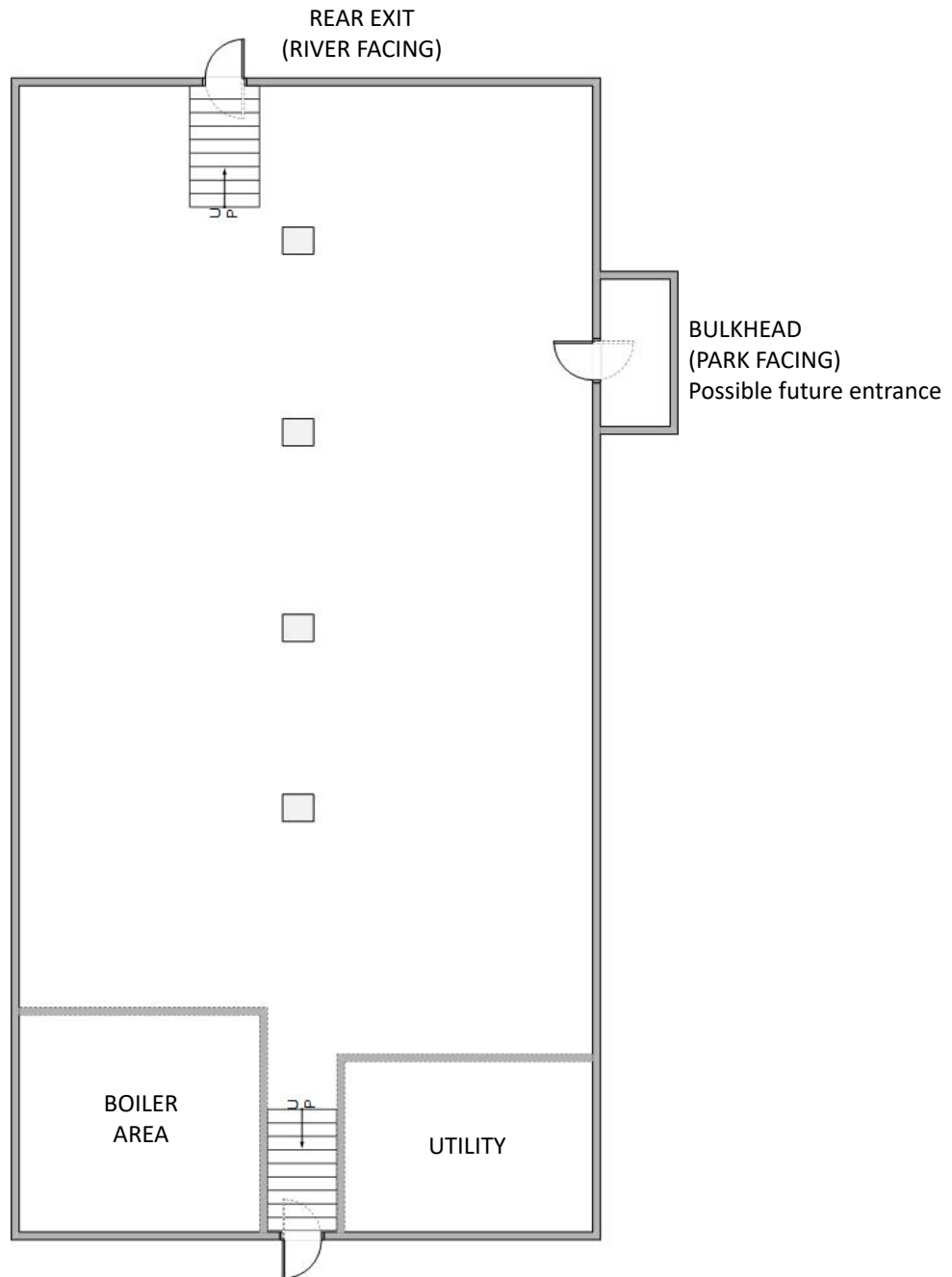
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Note: This drawing is not to scale. It is for representational purposes only.

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301 City Center District

The purpose of the City Center Zoning District is to create a flexible atmosphere for the return of the downtown to a prominent regional service center. Flexible setbacks will be balanced with an overlay of design standards to encourage new development that will be consistent with the goals established in the City's Comprehensive Plan, Downtown Revitalization Plan, Downtown Parking Plan, Downtown Streetscape Plan and Westbrook Riverfront Master Plan. (Ord. of 4-5-10; 3/3/14)

301.1 **Permitted Uses.** The following uses are permitted in the City Center District as a matter of right:

Accessory Use	Home Occupation
Bank Class 2	Hotel
Bed and Breakfast Class 1 & 2	Library
Business Office	Media Studio Class 2
Child Care Center	Museum
Club or Lodge	Municipal Facility
Congregate Care Facility***	Medical Offices*
Day Care Center	Neighborhood Grocery
Dwelling, Single-Family	Parking Facility
Dwelling, Two-Family	Private Indoor Recreation Facility
Dwelling, Multiple-Family	Restaurant Class 2
Educational Facility	Retail Class 1 & 3
Food Cart Vendors	Service Business
Greenhouse or Florist	Telecommunications Facility****
	Vocational Education Facility

*(Ord. of 03-07-05)

*** (Ord. of 4-5-10)

**** (Ord. of 3-3-14)

301.2 **Conditional Use.** The following uses are permitted in the City Center District as a conditional use under Section 204:

Artisan Food and Beverage
Bank Class 1
Boarding Home for Sheltered Care
Boarding house or Lodging House
Church
Community Center
Community-Based Residential Facilities
Home Day Care Provider
Light Manufacturing
Research and Development
Theater

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Notwithstanding the requirements of Section 204.1.D(9), conditional uses other than home day care providers shall not be required to provide off-street parking.

301.3 **Performance Standards.** The following performance standards apply in the City Center District:

- A. Minimum Lot Size: None
- B. Dimension Requirements:
 - (1) There are no dimension requirements for yard depths,
 - (2) Maximum height is negotiable during site plan review and is restricted to existing scales and safety capacity.
- C. Maximum Footprint Factor: 100%
- D. Maximum Gross Density Factor: 100%
- E. Landscaping Factor: As required by the reviewing authority.
- F. Residential Density Factor: 1 dwelling unit per 2500 S.F. of base site area. (However, minimum size of a residential unit shall be 500 S.F., and an additional 150 S.F. per each additional bedroom.)

Residential Density Factor within the Downtown District, as shown on the Westbrook Zoning Map, and the following specific Map/Lot locations (M32/L121 and M32/L122): 1 dwelling unit per 500 s.f. of base site area. For structures with 4 (four) or more stories, the residential density factor is negotiable during subdivision/site plan review.

- G. Lighting. All outdoor lighting must be of the cutoff luminaire variety and must be installed so no direct lighting is emitted beyond lot lines.
- H. Noise. Noise levels must not exceed existing levels at the exterior limits of the property.
- I. Vibrations. Vibrations must not exceed existing levels at the exterior limits of the building.
- J. Odors. Odors must not exceed existing levels at the lot lines.
- K. Traffic Impact. The traffic pattern from a change or expansion of use must be designed so as to maintain the existing traffic operation level of service and pedestrian safety along the lot frontage and at the nearest intersection in both directions. (Amended by Ord. of 11/17/14)
- L. Storage of Materials. All materials must be stored within an enclosed structure so as to be screened from view.
- M. Parking Requirements. The parking requirements of Chapter V are only applicable to the following uses in the City Center District: Home Day Care Provider,

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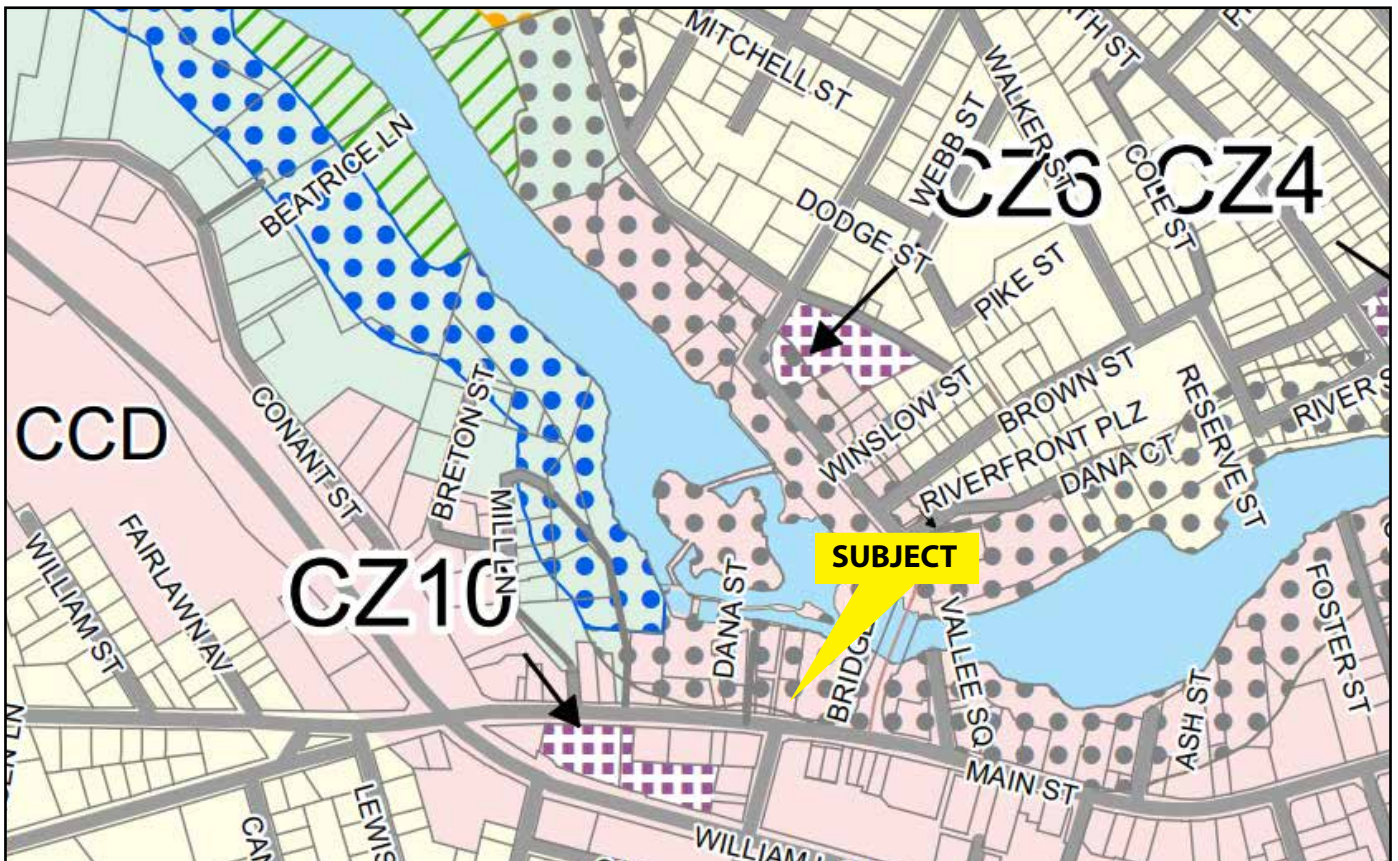


Day Care Center, Child Care Center, Dwelling, Single-Family, Two-Family and Multiple-Family. (Ord. of 4-5-10)

N. For properties located in the Downtown District as shown on the Westbrook Zoning Map, and the following specific Map/Lot locations (M32/L121 and M32/122) the following standards apply:

- (1) Parking Requirements. A minimum of 1 on-site parking space must be provided per dwelling unit. This standard may be reduced during subdivision/site plan review with a transportation management plan.
- (2) Residential uses are prohibited on street level in structures adjacent to the following rights-of-way: Main Street, Stroudwater Street, Spring Street, Harnois Avenue, Cumberland Street.

301.4 **Telecommunications Facilities.** For provisions concerning telecommunications facilities, see Section 202.30-1. (Ord. of 3/3/14)



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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. Inactive licensees may not practice real estate brokerage.