

# 16 ASSOCIATION DRIVE - MANCHESTER

## CLASS A OFFICE SPACE FOR LEASE



**SPACE TYPE:** PROFESSIONAL OFFICE

JUST OFF ROUTE 202 ON PRIVATE DRIVE

**SPACE SIZE:** 725 - 5,161+/-SF

LESS THAN 3 MILES TO MAINE TURNPIKE

**ZONING:** GENERAL DEVELOPMENT

MULTIPLE PRIVATE OFFICES & OPEN SPACE

**SIGNAGE:** PYLON AND ON BUILDING

SHARED KITCHEN & LARGE CONFERENCE ROOM

**PARKING:** LARGE SHARED PARKING LOT

**LEASE RATE: \$12-\$14/SF MG**



For more information contact:  
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OWNER	Maine Medical Education Foundation		
SPACE TYPE	Professional Office		
TOTAL BUILDING SIZE	9,080+/- SF		
SPACE BREAKDOWN	FLOOR	SF+/-	RATE
	First	725 - 5,161 SF	\$12-\$14/SF MG
ZONING	General Development		
STREET FRONTAGE	306+/- Ft		
YEAR BUILT	1996		
PARKING DESCRIPTION	Ample parking in shared lot		
SIGNAGE	At entrance and on building		
UTILITIES	TYPE	PAID BY	
ELECTRICITY	Circuit Breakers	Tenant	
SEWER	Private	Landlord	
WATER	Private	Landlord	
HEAT SYSTEM	HVAC	Tenant	
HEAT FUEL	Propane	Tenant	
COOLING	HVAC	Tenant	
ANCHOR TENANT	Medical Professionals Health Program		

### OVERVIEW

Professional office space with multiple private offices, reception area, and open space. Common areas include lobby, large conference room, bathrooms, and kitchen. Space available ranges from 725 to 5,161 SF. Located just off of Route 202 and Pelton Hill Road in Manchester with easy access to the Maine Turnpike and Augusta.

### 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>





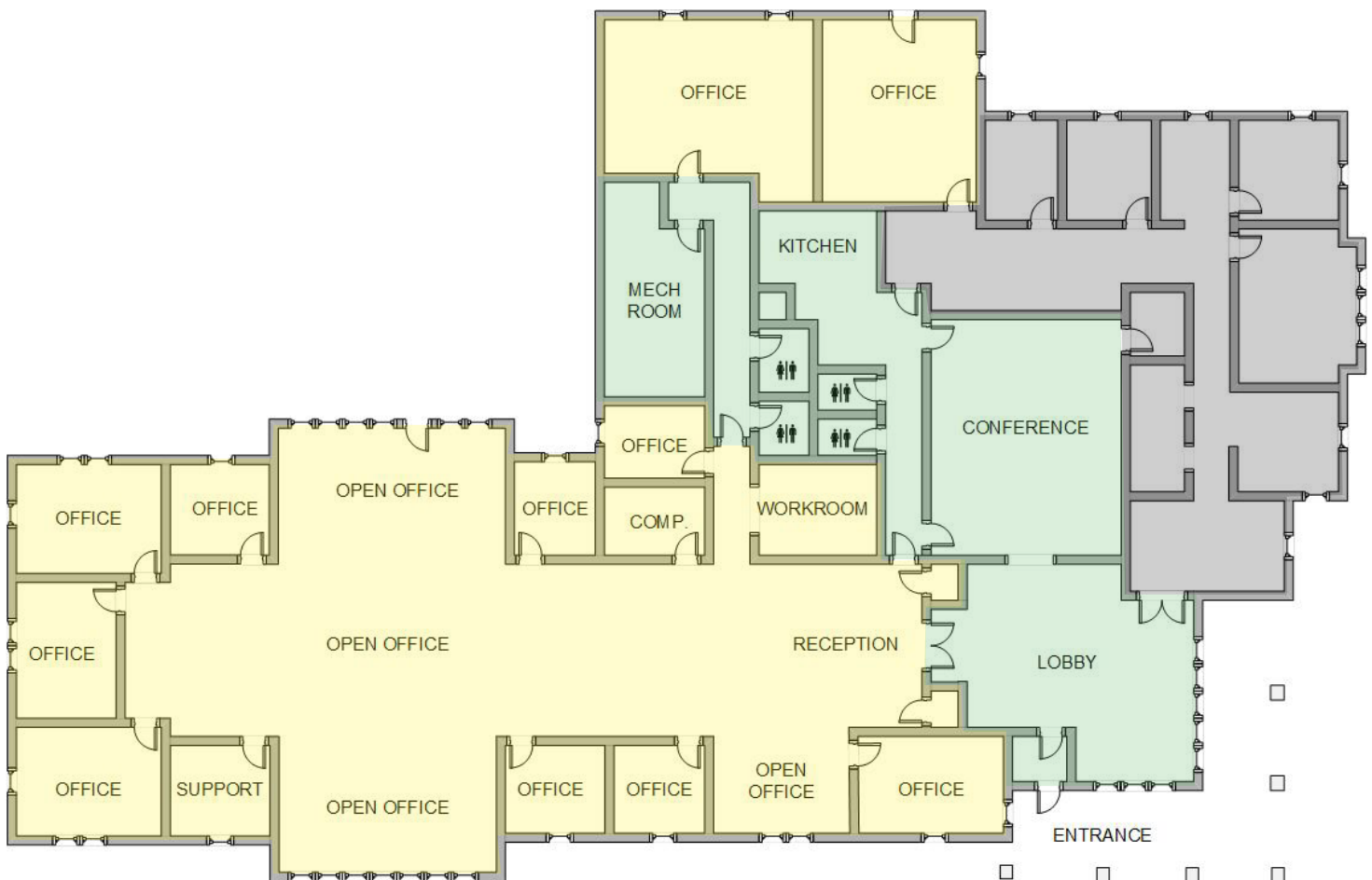
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- AVAILABLE FOR LEASE
- COMMON AREA
- LEASED - NOT AVAILABLE



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

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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:

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.*