144 HIGH STREET - FARMINGTON

PROFESSIONAL OFFICE SUITES FOR LEASE



SPACE TYPE: *OFFICE SPACE*

SPACE RANGE: *200 - 1,000+/- SF*

ZONING: *VR - Village Residential*

SIGNAGE: *PYLON AND INTERIOR*

PARKING: *22+/- SPACES IN SHARED LOT*

ADJACENT TO THE UMF CAMPUS

WALKING DISTANCE TO NEARBY AMENITIES

ELEVATOR ACCESS TO ALL LEVELS

IMPROVEMENT ALLOWANCE AVAILABLE

LEASE RATE: $10/SF NNN



For more information contact:

ALEX PIRLECI
O: 207-879-9800
C: 207 239-6606
alex@balfourcommercial.com
www.balfourcommercial.com

KW COMMERCIAL
KELLER WILLIAMS REALTY

Magnusson Balfour
COMMERCIAL & BUSINESS BROKERS
Each Office Is Independently Owned and Operated.

144 HIGH ST - FARMINGTON
PROPERTY DETAILS

OWNER	Ingalls Leasing, LLC	
SPACE TYPE	Professional Office	
TOTAL BUILDING SIZE	22,500+/- SF	
SPACE AVAILABILITY	SF+/-	RATE
All Levels	200 - 1,000+/- SF	$10/SF NNN
ESTIMATED NNN FEES	$4.20/SF	
ZONING	VR - Village Residential	
STREET FRONTAGE	99+/- Ft	
PARKING DESCRIPTION	22+/- spaces in shared lot	
SIGNAGE	On pylon and within building	
TRAFFIC COUNT	3,266 AADT23	
UTILITIES	TYPE	PAID BY
ELECTRICITY	Circuit Breakers	Tenant
SEWER/WATER	Public/Public	Tenant
HEAT SYSTEM	Hot Water Radiant; Oil	Tenant
COOLING	TBD	Tenant

OVERVIEW

Multiple professional office suites are available in the historic Arthur D. Ingalls School building, ideally suited for professional service providers such as medical, attorneys, accountants, consultants, counselors, and other office-based businesses. The property offers an excellent downtown location within walking distance to restaurants, coffee shops, the post office, and other everyday amenities, providing convenience for both clients and employees.

Located adjacent to the University of Maine at Farmington campus and Mallett Elementary School, the building benefits from strong community presence and visibility. Under new ownership, the landlord is offering a tenant improvement allowance with flexible configuration options to accommodate a variety of professional office layouts.

Building amenities include a shared private parking lot, elevator access, abundant natural light, high ceilings on the third floor, and preserved architectural details such as beautiful wood molding in select areas—creating a distinctive and professional setting for client-facing businesses.

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144 HIGH ST - FARMINGTON
DEMOGRAPHICS

ABOUT FARMINGTON

Farmington is the county seat for Franklin County. It is the home of the University of Maine at Farmington, Regional School District #9 and Franklin Memorial Hospital, making it the ideal location for many types of businesses – technology, health care, retail and arts-related, along with light to medium industry, and traditional farming and forestry. It is located at the crossroads of four major highways, and it is a four-season destination in the foothills of the western mountains.

ECONOMIC DEVELOPMENT

The Town of Farmington has been designated "Certified Business Friendly" by the Maine Department of Economic and Community Development. In 2015, the town joined other communities in being recognized for partnering with the private sector, and achieving excellence through streamlining regulations and permitting processes.

Farmington offers advantages like a low cost of doing business, and an extremely business-friendly attitude. The following are some of the town's programs:

The Downtown Municipal Tax Increment Financing District and Downtown Omnibus Development Program represents a vision and goal for the continued economic growth of the Downtown within the context of the entire town's growth and future.

The Revolving Loan Program provides eligible project activities with loans for business start-ups, expansions and/or building improvements and/or renovations, real property acquisition and capital equipment, including 0% financing for façade improvements in the Village Business Historic District.

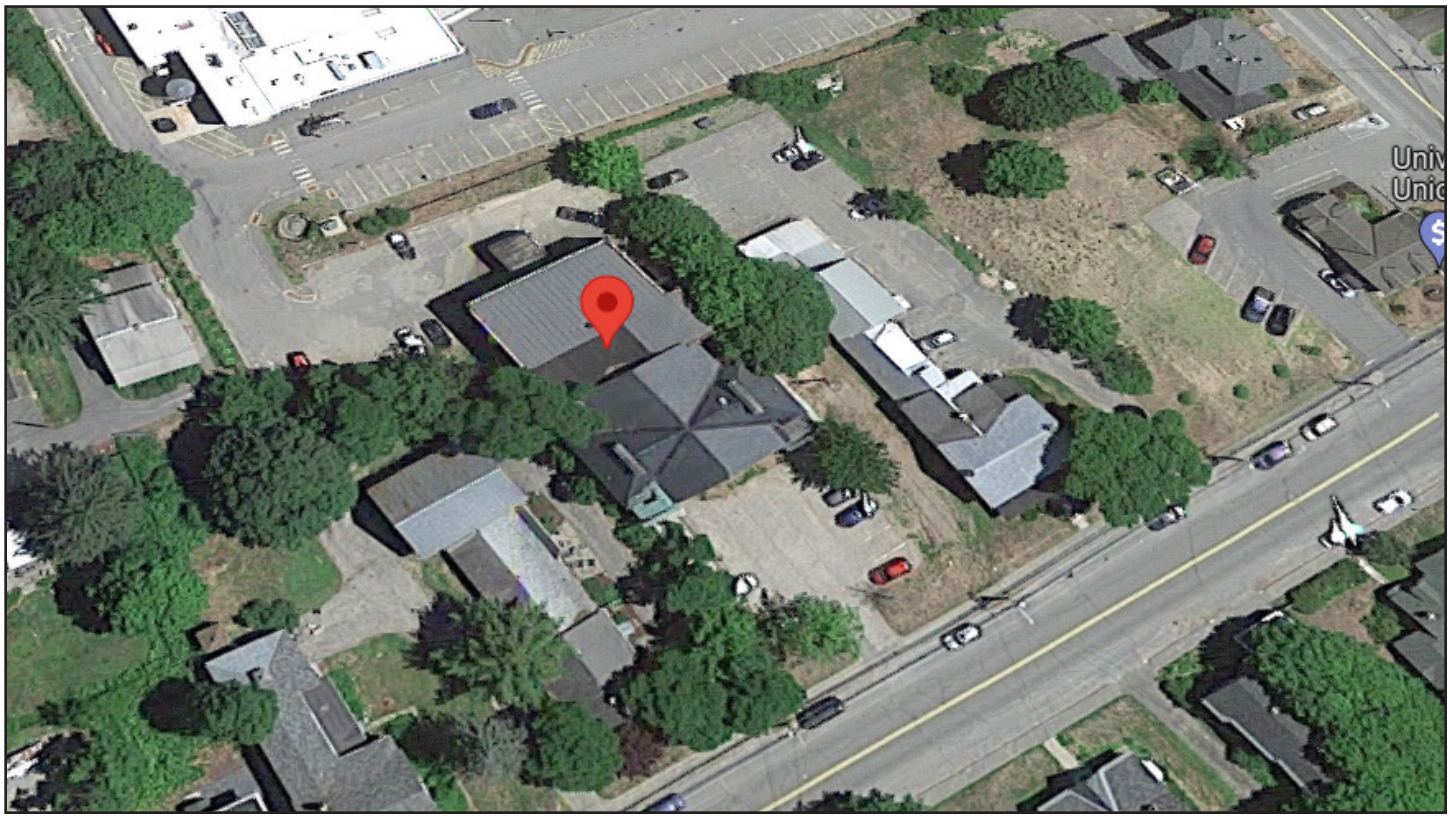
Business in Farmington also means enjoyment of Maine's unique foothills quality of life. Farmington has a highly qualified work force, superior heath care services, and strong public and higher educational systems – it's a wonderful balance of economic advantages with small town lifestyle.

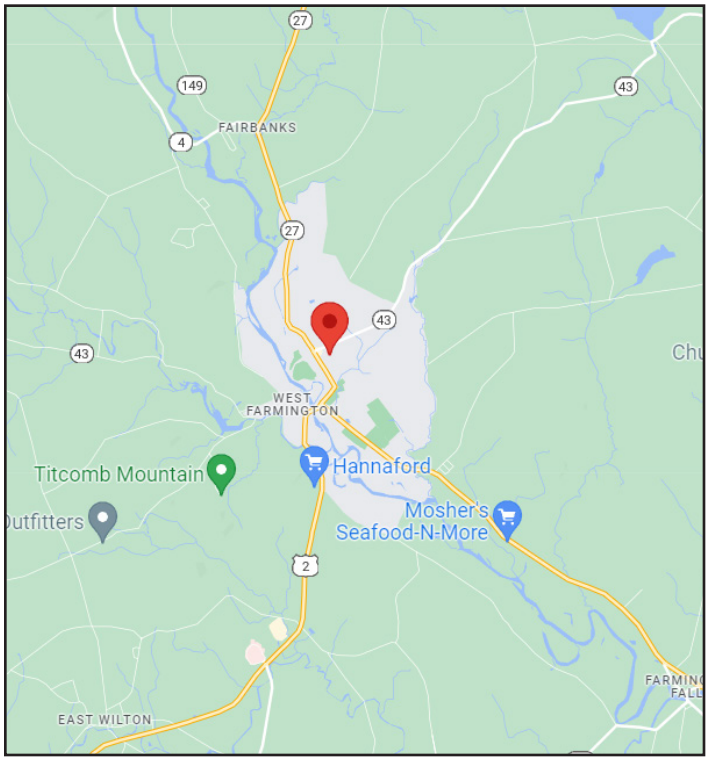
Opening a business in Farmington is easy! The Town of Farmington is dedicated to assisting new and expanding businesses with required town approvals, developing business plans, assembling financial packages, and incorporating various funding sources.

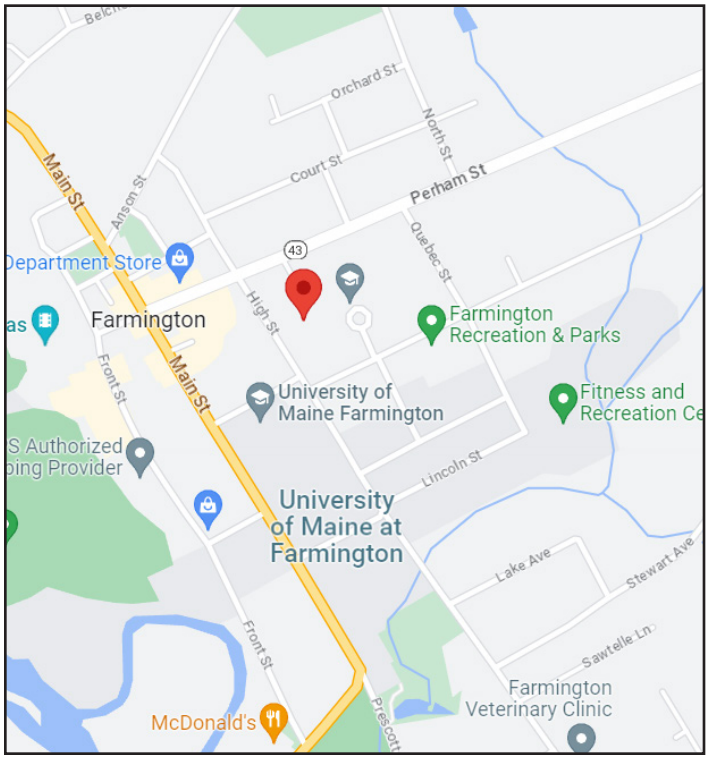
Information excerpted from: https://www.farmington-maine.org/about-farmington/business-opportunities

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LOCATION INFORMATION







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PHOTOS: LOWER LEVEL













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PHOTOS: FIRST FLOOR













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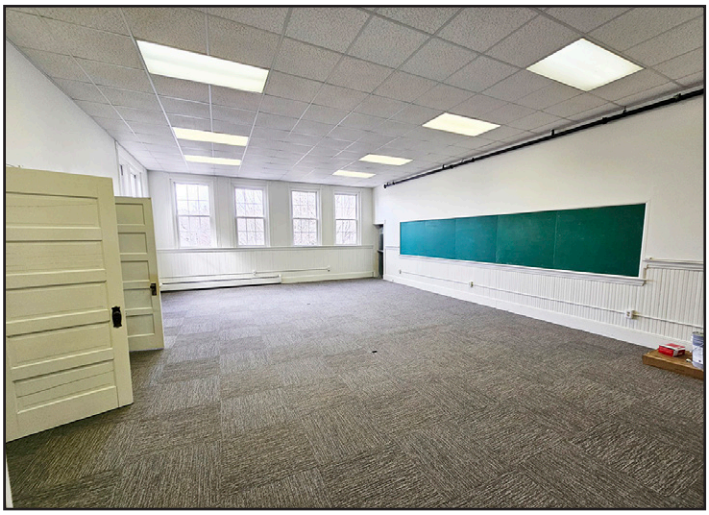
144 HIGH ST - FARMINGTON
PHOTOS: SECOND FLOOR













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144 HIGH ST - FARMINGTON
LOWER LEVEL FLOORPLAN



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

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144 HIGH ST - FARMINGTON
FIRST FLOOR FLOORPLAN



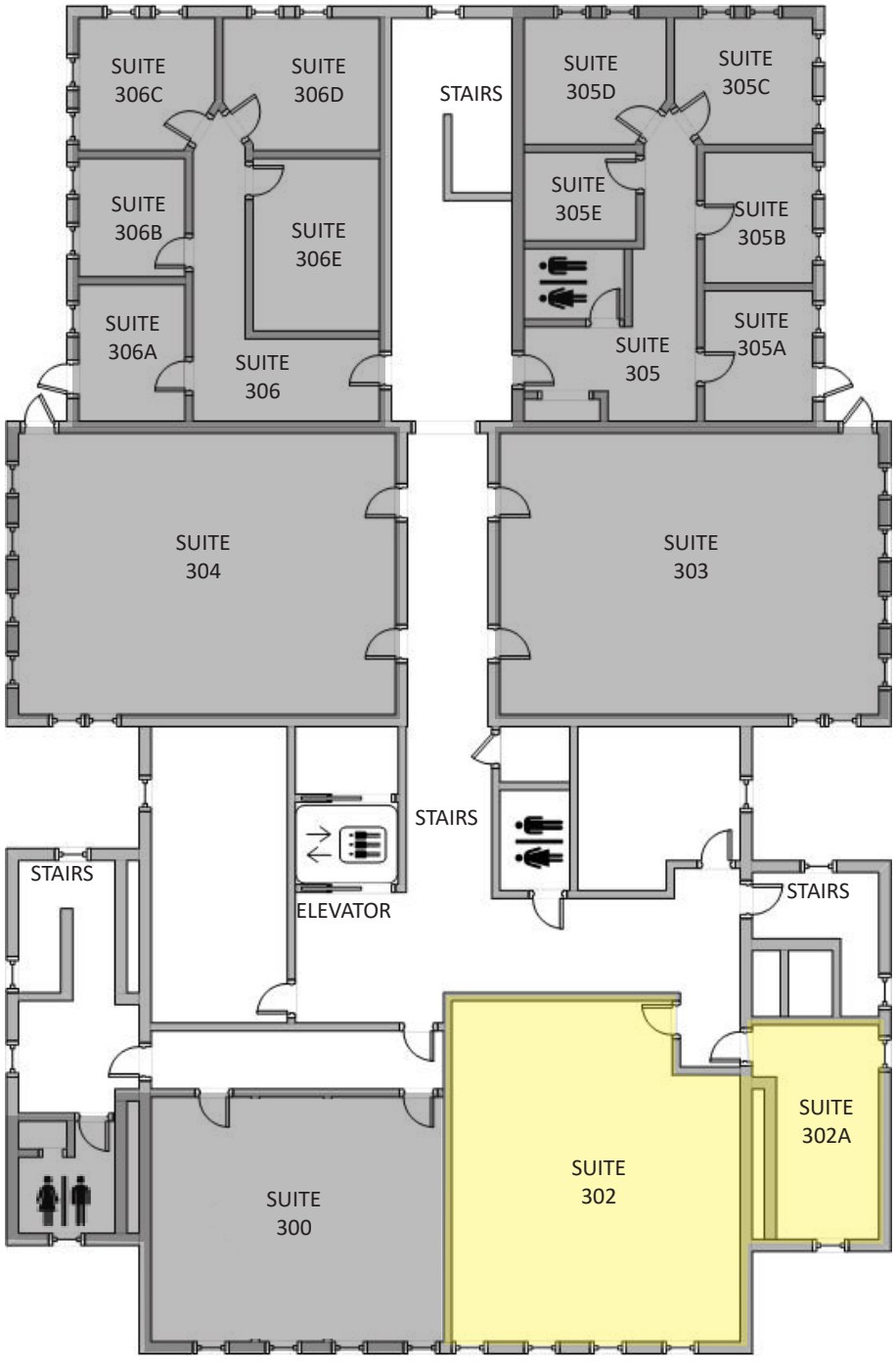
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SECOND FLOOR FLOORPLAN

DENOTES AVAILABLE SPACE

DENOTES LEASED/UNAVAILABLE SPACE



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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.