

# 81 BRIDGE STREET - YARMOUTH

## SPARHAWK MILL SECOND FLOOR OFFICE SPACE FOR LEASE



**SPACE TYPE:** *OFFICE/CREATIVE SPACE*

**SPACE SIZE:** *2,450+/- SF*

**ZONING:** *GD - GENERAL DEVELOPMENT*

**SIGNAGE:** *PYLON AND INTERIOR*

**PARKING:** *50+ SPACES IN SHARED LOT*

**SITUATED DIRECTLY ON ROYAL RIVER**

**WALKING DISTANCE TO NEARBY AMENITIES**

**EASY ACCESS TO ROUTE ONE & I-295**

**HIGH CEILINGS, ABUNDANT NATURAL LIGHT,  
PRIVATE RESTROOM**

**LEASE RATE: \$13.50/SF NNN**



For more information contact:

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alex@balfourcommercial.com  
www.balfourcommercial.com



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

<b>OWNER</b>	Sparhawk Investments, LLC		
<b>SPACE TYPE</b>	Office/Creative Space		
<b>TOTAL BUILDING SIZE</b>	23,958+/- SF		
<b>SPACE BREAKDOWN</b>	<b>LEVEL</b>	<b>SF+/-</b>	<b>RATE</b>
UNIT M102	Second	2,450+/- SF	\$13.50/SF NNN
<b>NNN Fees</b>	\$4.42/SF		
<b>ZONING</b>	GD - General Development with Shoreland Overlay		
<b>STREET FRONTAGE</b>	325+/- Ft		
<b>YEAR BUILT</b>	1857		
<b>PARKING DESCRIPTION</b>	50+ shared parking spaces		
<b>SIGNAGE</b>	Pylon, interior		
<b>UTILITIES</b>	<b>TYPE</b>	<b>PAID BY</b>	
ELECTRICITY	Three-Phase	Tenant	
SEWER/WATER	Public/Public	Tenant	
HEAT SYSTEM	HVAC; Natural Gas	Tenant	
COOLING	HVAC	Tenant	
<b>ANCHOR TENANTS</b>	The Garrison Restaurant & Dandelion Catering Co		

### OVERVIEW

Office and creative space is now available at Yarmouth's iconic Sparhawk Mill. Built in 1857 by the Royal River Manufacturing Company, this landmark mill is set directly on the Royal River and has been thoughtfully renovated to blend modern convenience with timeless character. Original hardwood floors, exposed details, and the building's signature bell tower preserve its historic charm, while recent upgrades—including refinished floors and new motion-sensor lighting—enhance its functionality.

Sparhawk Mill is a four-story, multi-tenanted building offering ample on-site parking and walkable access to Yarmouth's restaurants, shops, footpaths, and nearby parks. Route One and I-295 are just minutes away, providing effortless connectivity.

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

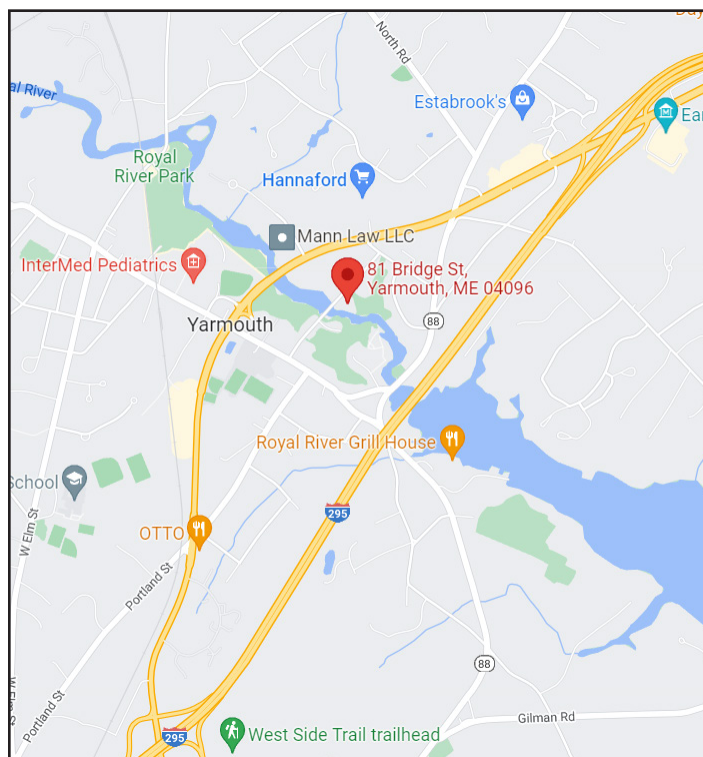
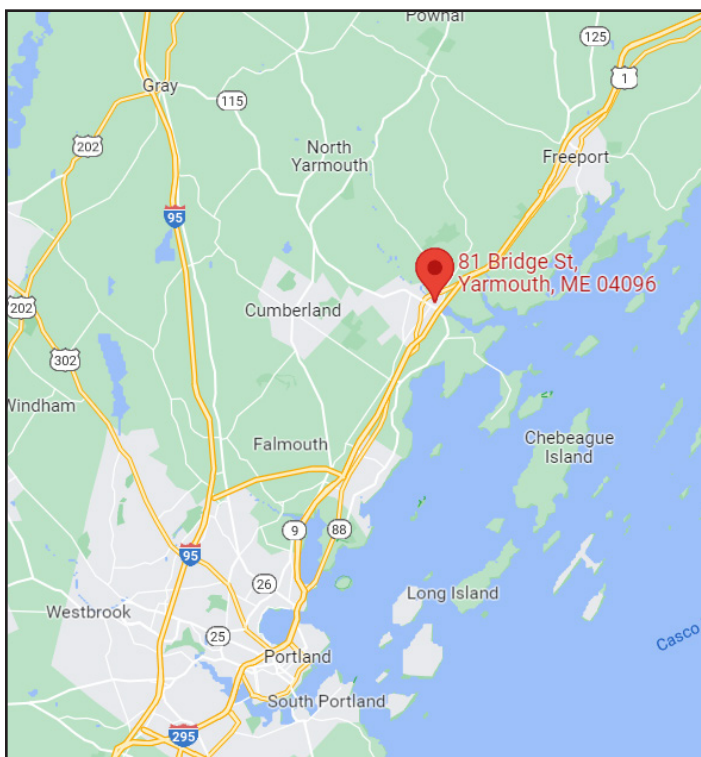
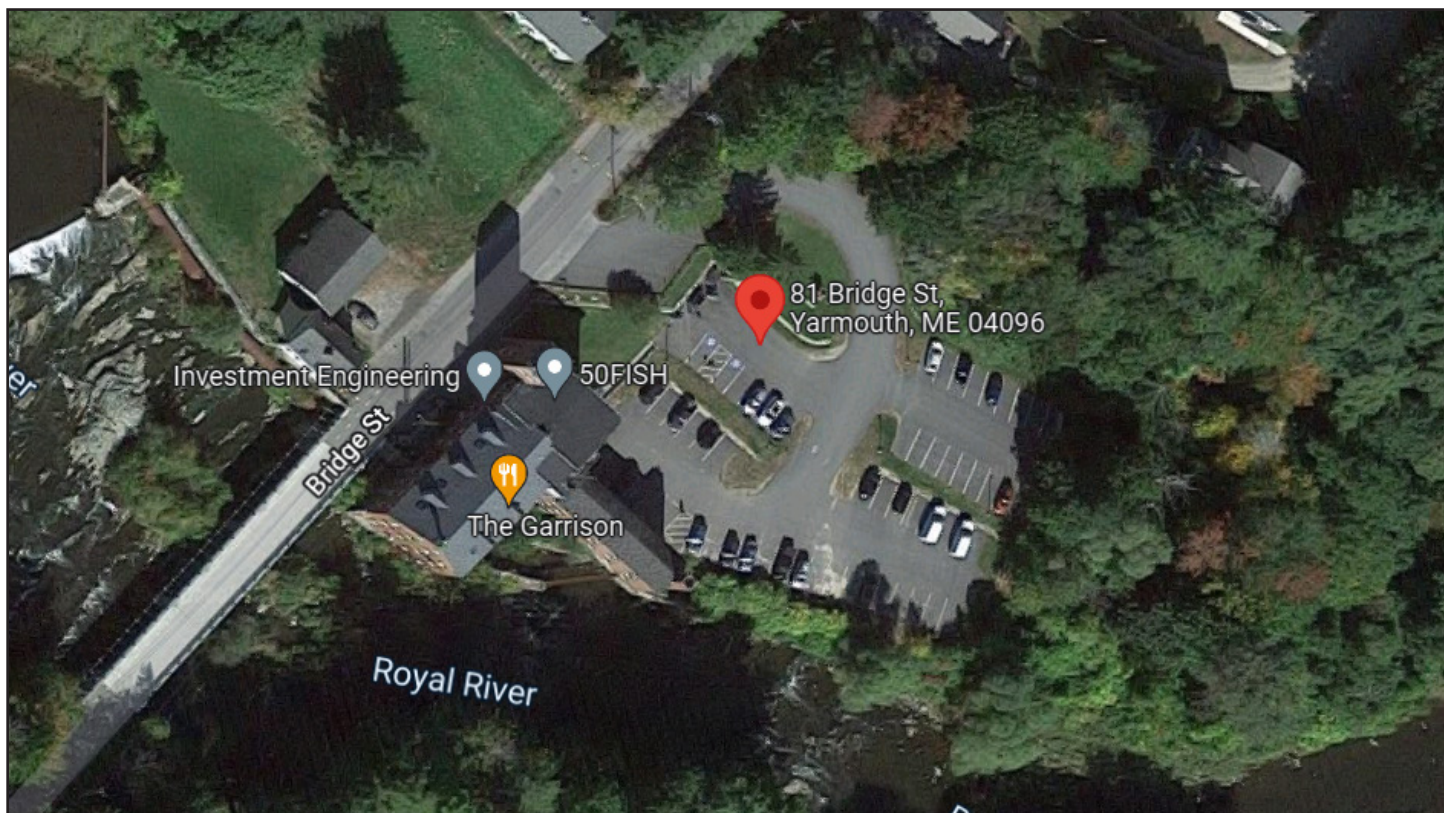
## ECONOMIC DEVELOPMENT

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.

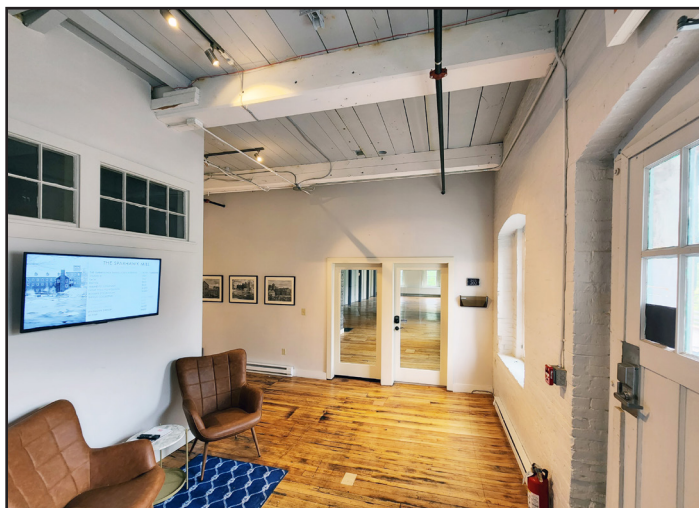
Whether you're looking to grow your business, or considering relocating, Yarmouth's Economic Development staff can offer guidance on issues like financing and marketing, and help you navigate regulatory procedures.

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



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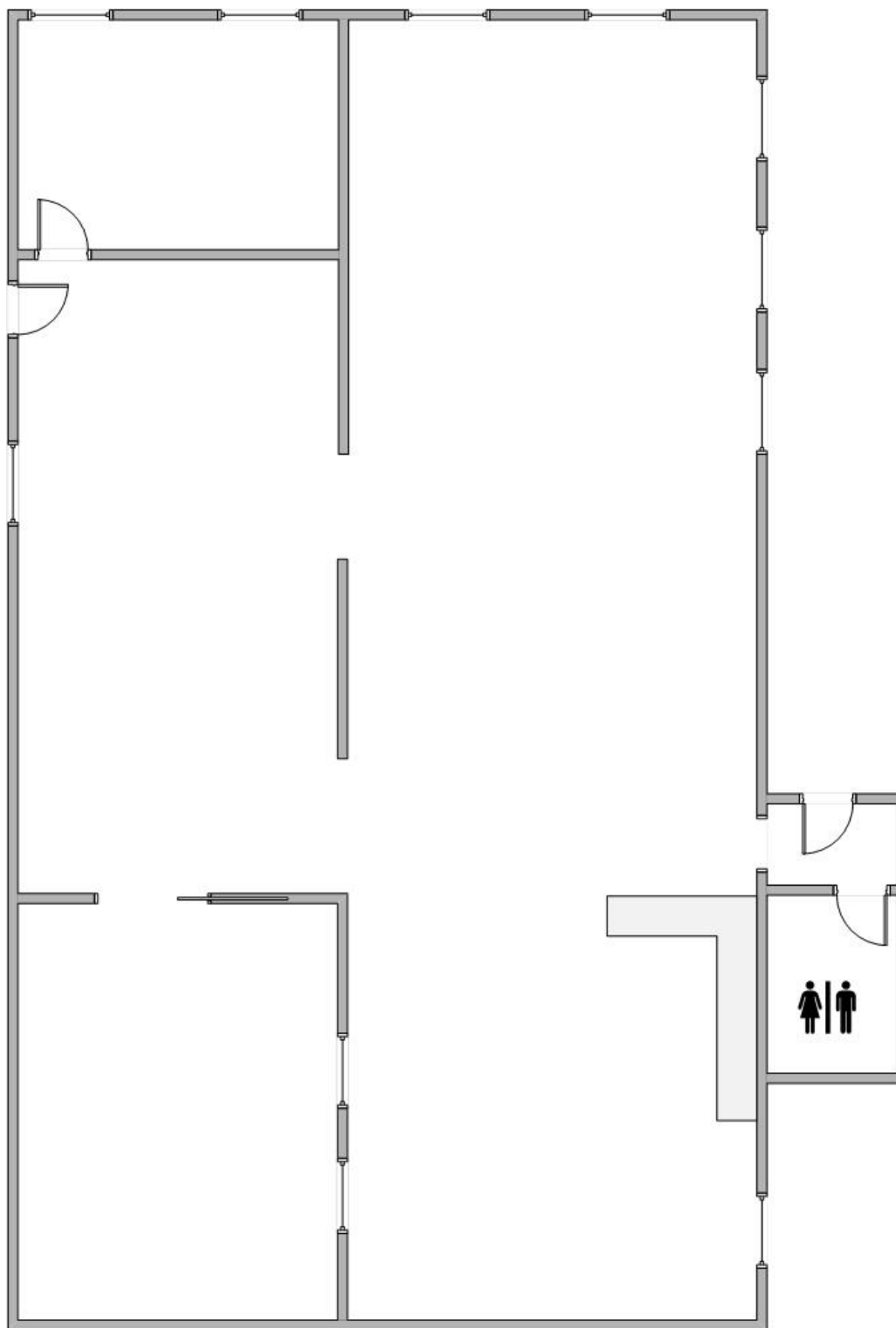
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Note: this drawing is not to scale and is for representational purposes only.



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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*