FOR SALE / LEASE | PREMIER OFFICE SPACE

69 MARKET STREET, SCARBOROUGH, ME 04074





PROPERTY HIGHLIGHTS

The Downs is once again offering a unique opportunity for end users to be involved in the most exciting mixed-use, master-planned development in the State of Maine. 69 Market Street at The Downs is a 7,478± SF Class A office building with two condominium office suites available for sale or lease, offering direct street frontage across from the Market Basket entrance. See floor plan for details.

Each unit is part of a condominium association available for purchase. This is a rare opportunity to purchase or lease build-to-suit office suites in this prime location. Each space will be delivered in a core shell condition to allow each user to tailor the finishes of the space to their business specifications.

- Two (2) 3,739± SF units available. Units can be combined.
- Available for occupancy Spring 2027
- **Lease Rate: See broker for details**
- **Sale Price Per Unit: $1,550,000** (subject to final programming)

THE BOULOS COMPANY

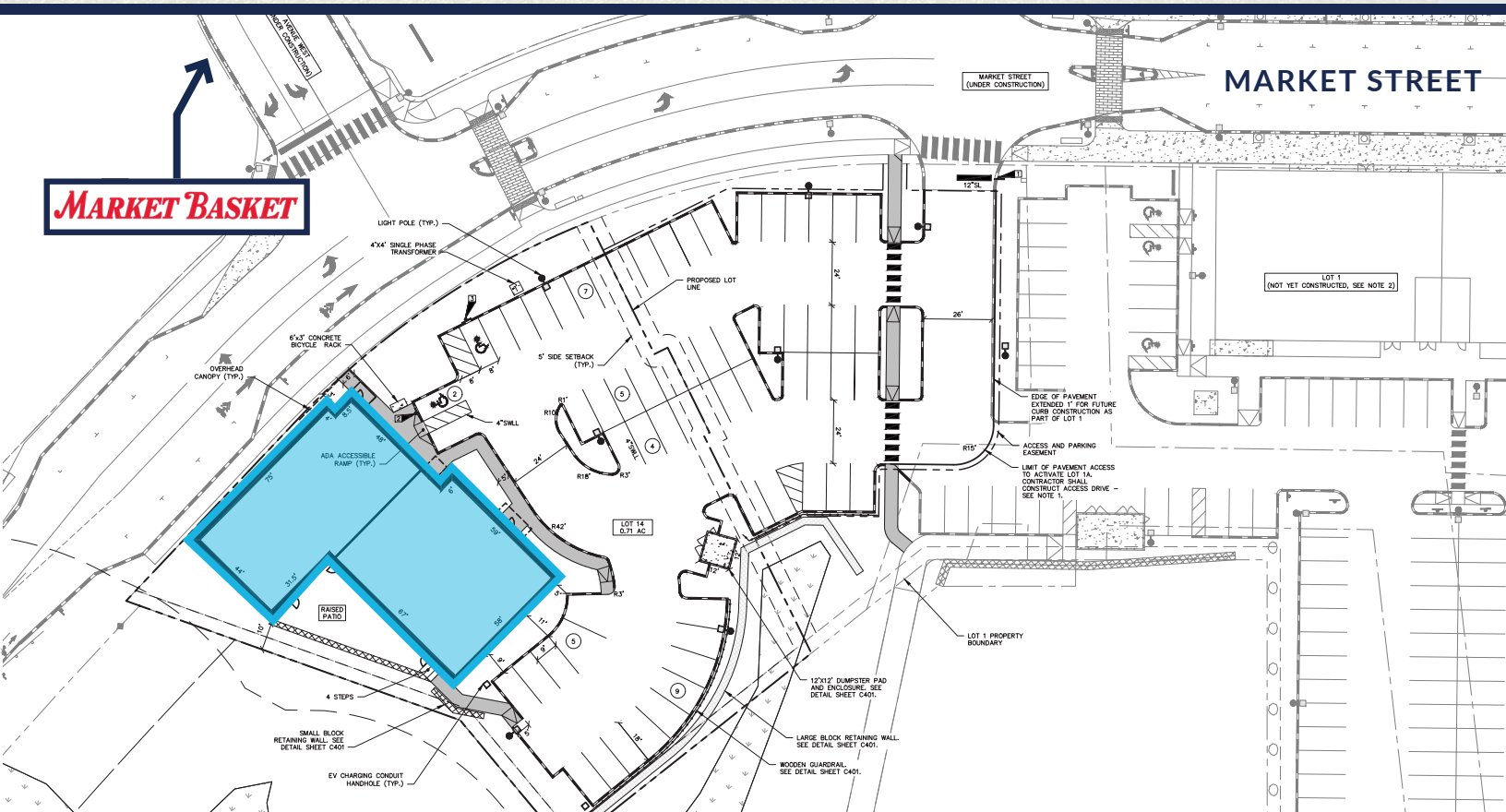
ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

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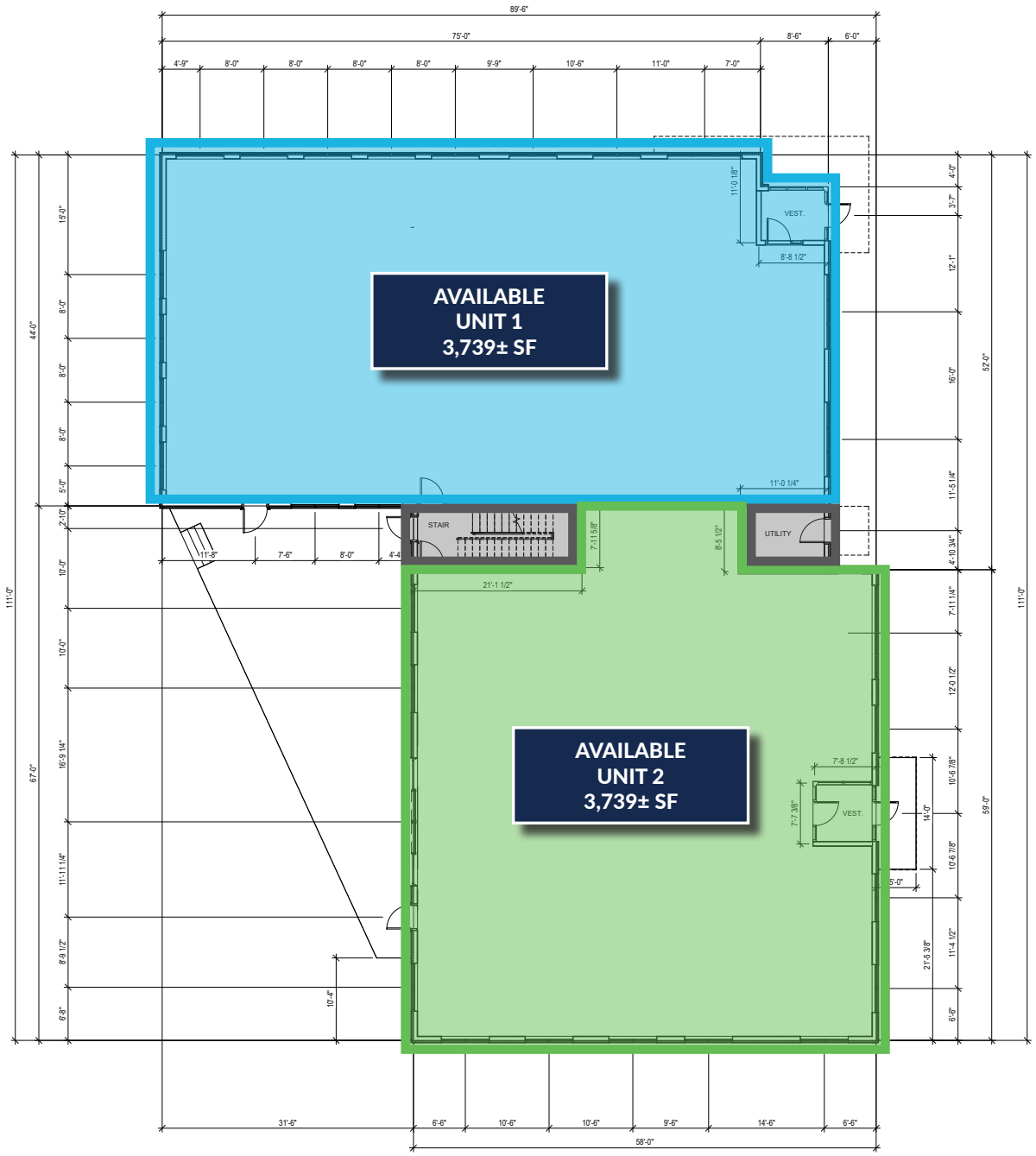
PROPERTY DETAILS

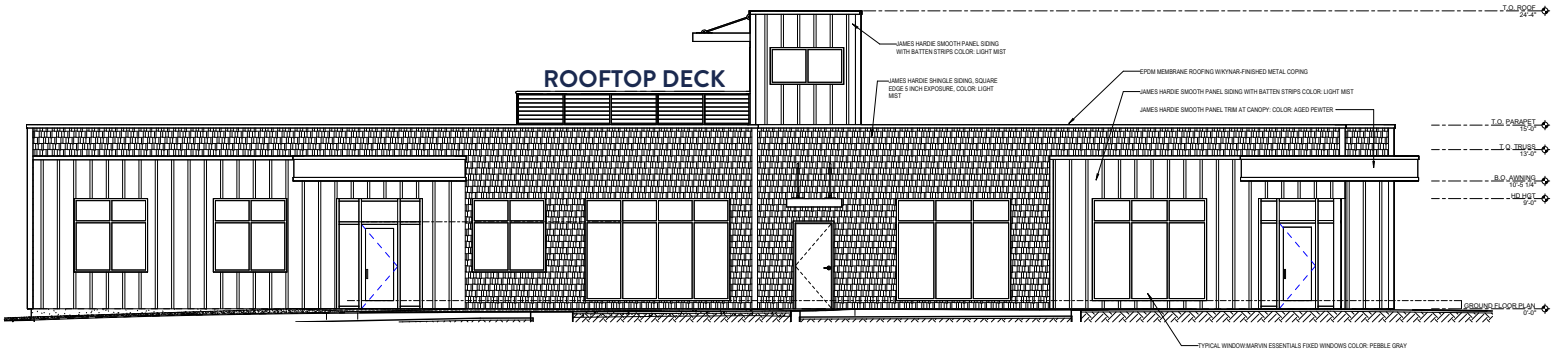
LANDLORD	MRW Town Center Development, LLC
BUILDING SIZE	7,478± SF
SELLER'S DELIVERY	The Seller will deliver a fully constructed core and shell, including solid foundation, structural framing, exterior walls, windows, siding, and roof, along with electrical systems, utilities, hard and soft landscaping, drive aisles, and parking. Interior finish work is the Buyer's responsibility.
ZONING	CPD - Crossroads Planned Development District
USE RESTRICTIONS	See broker for details regarding medical and retail exclusions.
UNIT SIZE	3,739± SF - Unit 1 3,739± SF - Unit 2 7,478± SF - Combined
UTILITIES	Municipal water & sewer, electric, natural gas, and fiber
HEATING/COOLING	By tenant - heat pumps planned
ANCHOR BUSINESSES	Costco, Intermed, Allagash, Maine Mariners, and Market Basket (Opening November 2026)
LEASE RATE	**See broker for details**
SALE PRICE PER UNIT	**$1,550,000** (subject to final programming)



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THE DOWNS

THE BOULOS COMPANY

MR DEVELOPMENT

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