

FOR LEASE

OFFICE/RETAIL SUITES



HATHAWAY CREATIVE CENTER

10 WATER STREET, WATERVILLE, ME 04901

PROPERTY HIGHLIGHTS

- 143 - 3,124± RSF of first floor office/retail suites with high ceilings and exposed brick
- 10,094± RSF of third floor Class A office space with water views and great natural light on three sides
- Located in downtown Waterville along the Kennebec River, less than 2 miles from both Colby College and the Maine Turnpike
- Building tenants include MaineGeneral Health, Raymond James and the Central Maine Growth Council
- Well-appointed common areas and ample on-site parking
- Lease Rate: See Broker for details



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PROPERTY DETAILS

OWNER	North River Hathaway, LLC
MAP / BLOCK	Map 44 / Block 34
BUILDING SIZE	230,000± SF
LOT SIZE	4.19± Acres
ZONING	DI - Downtown Industrial
AVAILABLE SPACE	143 - 10,094± RSF
BUILDING FEATURES	High ceilings, exposed brick, concrete floors
PARKING	378 spaces in common
HEAT	Electric/Forced Air
SPRINKLER	Yes, wet
LIGHTING	LED
UTILITIES	Municipal water/sewer
AREA AMENITIES	Colby College, Lockwood Hotel, City Hall
LEASE RATE	See Broker for details

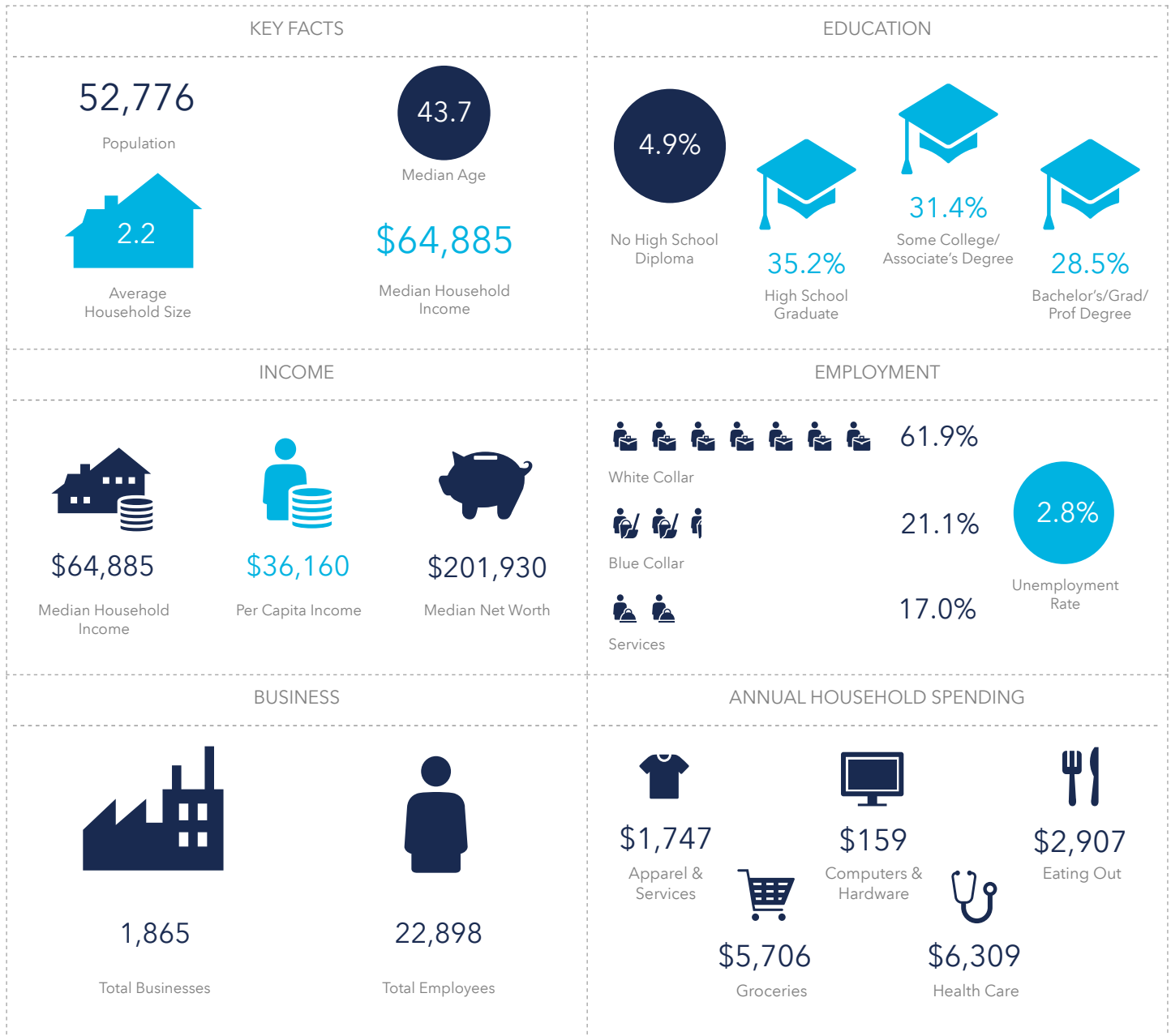


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DEMOGRAPHICS (10-MILE RADIUS)



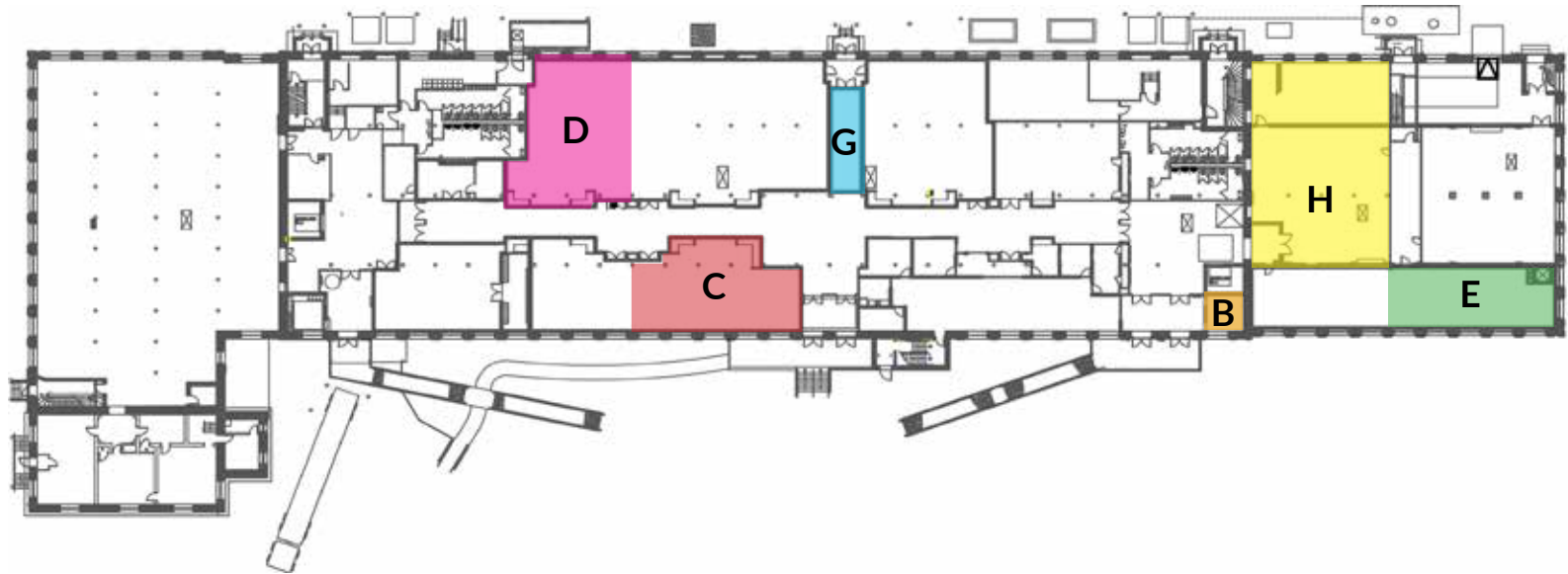
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FIRST FLOOR



AVAILABLE SUITES

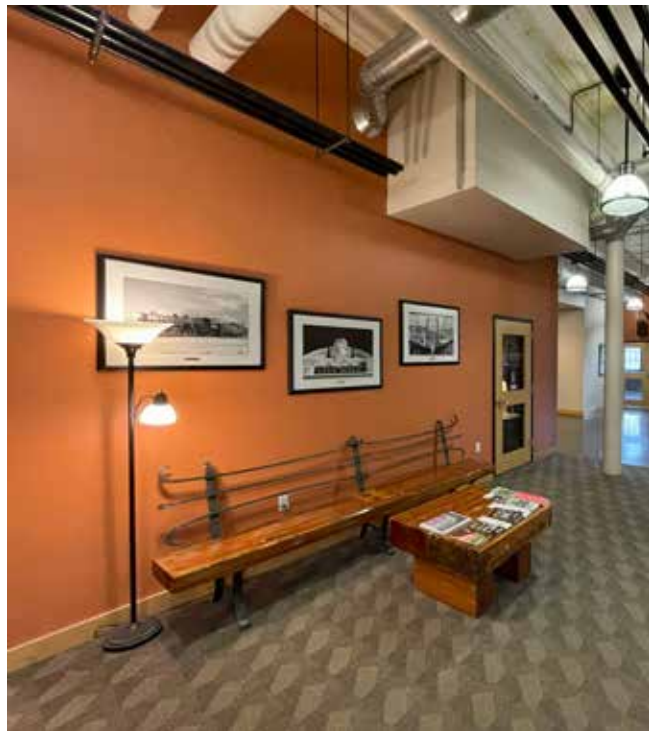
KEY	SUITE	SF	AVAILABILITY
B	120	143± SF	Immediately
C	108	1,814± SF	Immediately
D	107	1,925± SF	Immediately
E	116	1,235± SF	Immediately
G	111A	383± SF	Immediately
H	117/119	3,124± SF	Immediately

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FIRST FLOOR



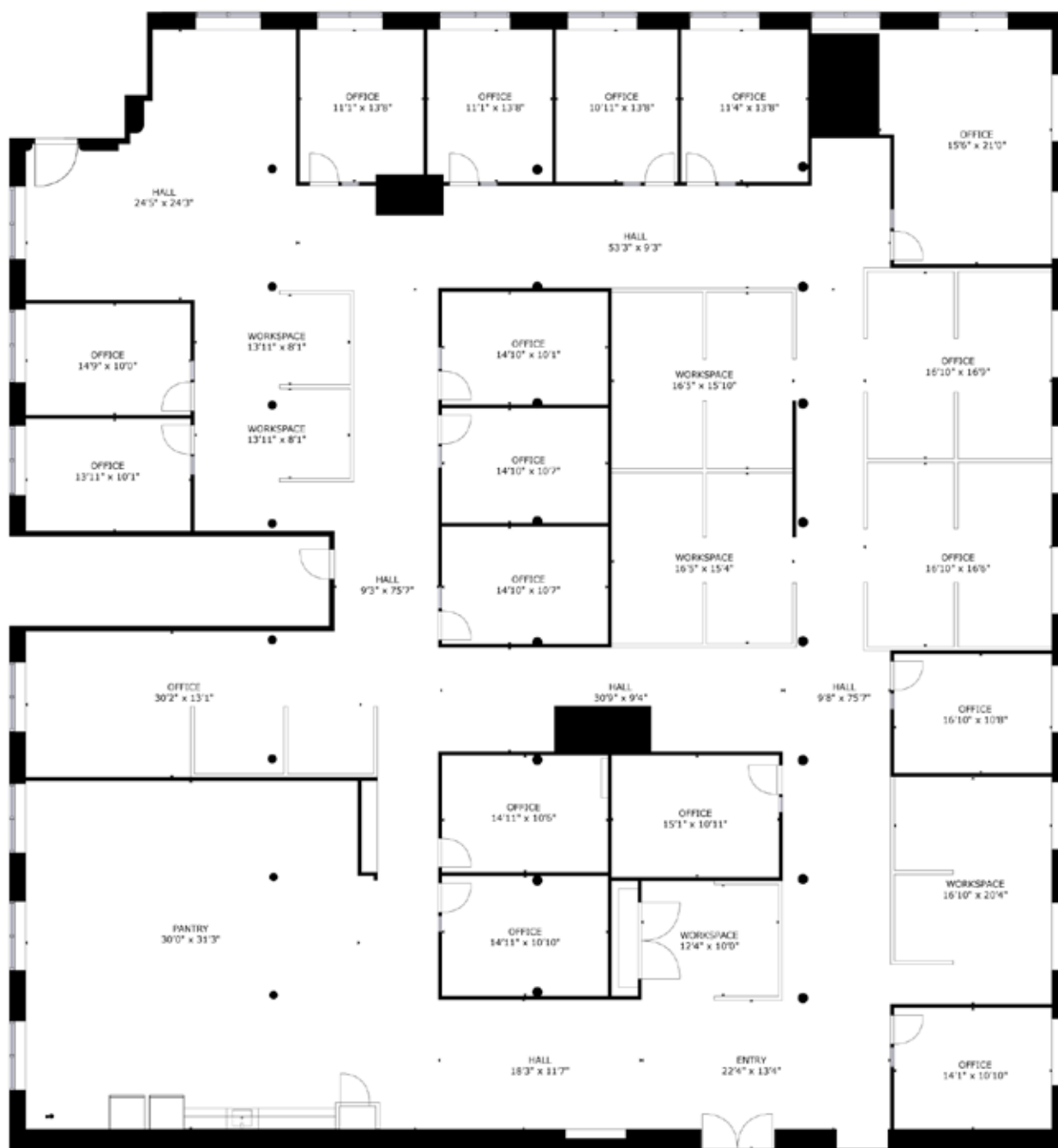
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THIRD FLOOR

10,094± RSF OF CLASS A OFFICE SPACE
FULLY FURNISHED WITH 3 SIDES OF NATURAL LIGHT
AND SWEEPING WATER VIEWS OF THE KENNEBEC RIVER



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THIRD FLOOR



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CONTACT



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.