445 MAIN STREET - SACO

PROFESSIONAL OFFICE SUITES FOR LEASE



SPACE TYPE: *PROFESSIONAL OFFICE*

SPACE RANGE: *100-150+/- SF*

ZONING: *MDR; HISTORIC PRESERVATION*

TRAFFIC COUNT: *20,950 AADT24*

PARKING: *12-14 SHARED SPACES*

HIGH VISIBILITY ROUTE ONE LOCATION

FIVE MINUTES FROM MAINE TURNPIKE

ACROSS FROM THORNTON ACADEMY

BUILDING RECENTLY RENOVATED

LEASE RATE: $325-$400/Mo Gross





For more information contact:

ZACH RESNIKOFF or KIRK BUTTERFIELD
O: 207-879-9800
C: 207-606-9665
zachary.resnikoff@kw.com
kbutterfield@kw.com

KW COMMERCIAL
KELLER WILLIAMS REALTY

Magnusson Balfour
COMMERCIAL & BUSINESS BROKERS

Each Office Is Independently Owned and Operated.

445 MAIN ST - SACO
PROPERTY DETAILS

OWNER	Timberlaw, LLC		
SPACE TYPE	Office		
TOTAL BUILDING SIZE	5,849+/- SF		
SPACE BREAKDOWN	**SF+/-**	**RATE**	**LEVEL**
SUITE 6	100+/- SF	$325/Mo Gross	Second
SUITE 9	150+/- SF	$400/Mo Gross	Third
ZONING	MDR - Medium Density Residential; Historic Preservation Overlay		
STREET FRONTAGE	80+/- Ft		
YEAR BUILT	1860; currently undergoing renovation		
PARKING DESCRIPTION	12-14 spaces in shared parking lot		
SIGNAGE	Building directory		
TRAFFIC COUNT	20,950 AADT24		
UTILITIES	**TYPE**		
ELECTRICITY	Circuit Breakers		
SEWER/WATER	Public		
HEAT SYSTEM	FHW; Oil		
COOLING	AC Units		

OVERVIEW

Elevate your business with this second-floor professional office space in a highly visible Route One location. Ideal for solo entrepreneurs, accountants, attorneys, therapists, and other independent professionals, this inviting space offers an excellent opportunity to establish or grow your business in a desirable commercial setting.

Now under new ownership, the building has continued to undergo thoughtful renovations to enhance its professional appeal and modernize amenities. Join a vibrant community of established professionals and local businesses, with award-winning bakeries, acclaimed restaurants, and a variety of shops just steps away. This prime location combines the convenience of a bustling commercial corridor with the charm of a thriving local community.

Business-grade internet is installed in the building and available for an additional $75/month for a single user or $125/month for multiple users.

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445 MAIN ST - SACO
AREA INFORMATION

Saco is an extraordinary place to build a business, raise a family, enjoy nature, and realize your dreams. From establishing a new business, to fostering the growth and expansion of your current business, to helping an existing business thrive – Saco has the people, land, space, and tools to help you on your journey to success. Saco is ideally located at the mouth of the Saco River in southern Maine along the Atlantic Ocean – less than 20 minutes south of Downtown Portland, and less than two hours north of Boston, Massachusetts. Saco is a best-in-class community featuring a picturesque and vibrant downtown, a revitalized and repurposed Mill District, and a thriving economy. Saco is friendly by nature offering a wide range of programs and initiatives that make it business-friendly, family-friendly, age-friendly, and recreation-friendly.

Business-friendly

Known as a business-friendly community offering financial incentives as well as the opportunity for the highest quality of life for employees, Saco's workability and livability is possible thanks to its proximity to Interstate 95, US Route 1, and its destination stop along the Amtrak Downeaster passenger rail and the Pan Am freight rail. Local travel options include ShuttleBus-Zoom and Uber. Available commercial space includes the revitalized mills on Saco Island, lots in the Industrial Park and Mill Brook Business Park, and an abundance of privately-owned developable land. Additional municipally developed lots and infrastructure are in the works for expanded opportunities. Saco has the only Federal and State Opportunity Zone in York County – a great benefit for businesses seeking new locations. The city's new and amended Tax Increment Financing (TIF) districts are designed to optimize available land and opportunities for credit enhancement agreements (CEAs). The city has begun a comprehensive Zoning Ordinance update to improve efficiency of the development process by reviewing conditional and permitted uses, as well as reducing the number of zoning districts, to improve navigation through the review, permitting, and approval process. Due to Saco's land availability, financial toolkit, and city staff responsiveness, more businesses are flocking to Saco. In just a year, new businesses opening their doors or in the pipeline include Ready Seafood, Convenient MD, Hancock Lumber, Precision Manufacturing, Ashley Lauren Designs, Cunningham Prosthetic Care and Athletix. The city developed Credit Enhancement Agreements with Ready Seafood, which expects to bring 200 jobs, and with Precision Manufacturing, which is expected to bring over 70, and more are in the works. We've established numerous initiatives to streamline processes that will help you establish or grow your business here.

People-friendly

Saco is family-friendly with its strong public-school system for pre-K through 8, and Thornton Academy middle and high school. Saco residents may attend Thornton Academy High School, a world-class private school, which also attracts boarding students from around the globe. Saco is age-friendly, with a focus on recreational programming for community members of all ages. The city is recognized as an AARP age-friendly community, and partners with Age Friendly Saco, which help our older residents age in place by identifying and filling gaps in services and programming. Saco is recreation-friendly, with beautiful beaches, a picturesque and walkable downtown, vast recreational opportunities, and fun community events.

Friendliness into the Future

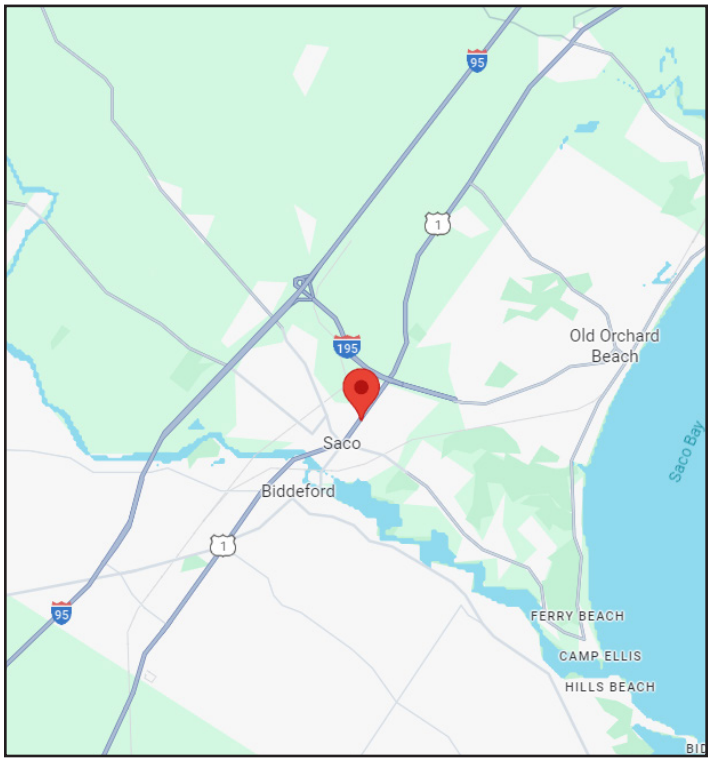
The city has optimized its processes and website to make them user-friendly, allowing customers to get the information they need immediately, without jumping the hurdles they might face in other communities. Experience the momentum in Saco – a city of energy, imagination, and innovation!

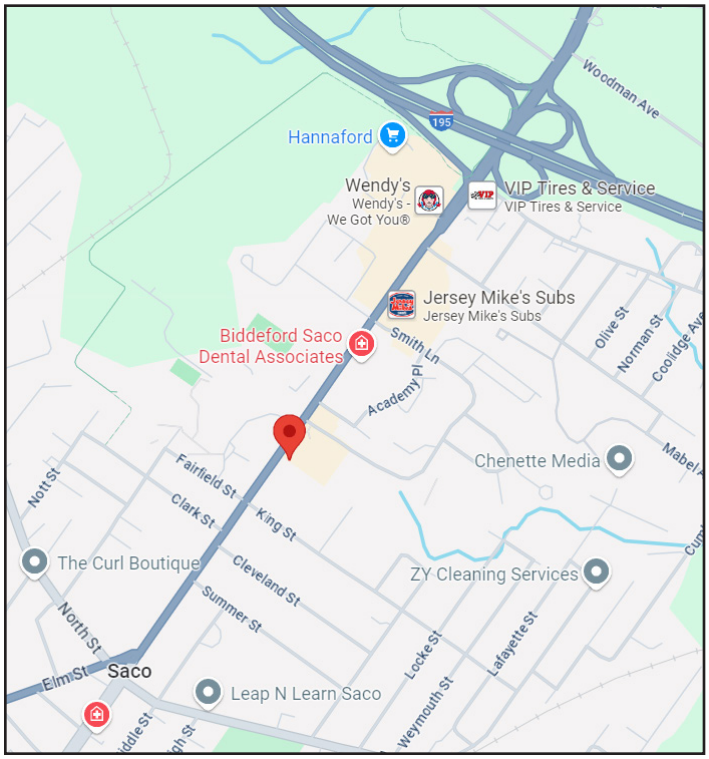
For more information, visit https://www.sacomaine.org/departments/economic_development/index.php

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LOCATION INFORMATION







50 Sewall St - Portland, Maine 04102 • Tel. 207-879-9800 • www.balfourcommercial.com

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PHOTOS







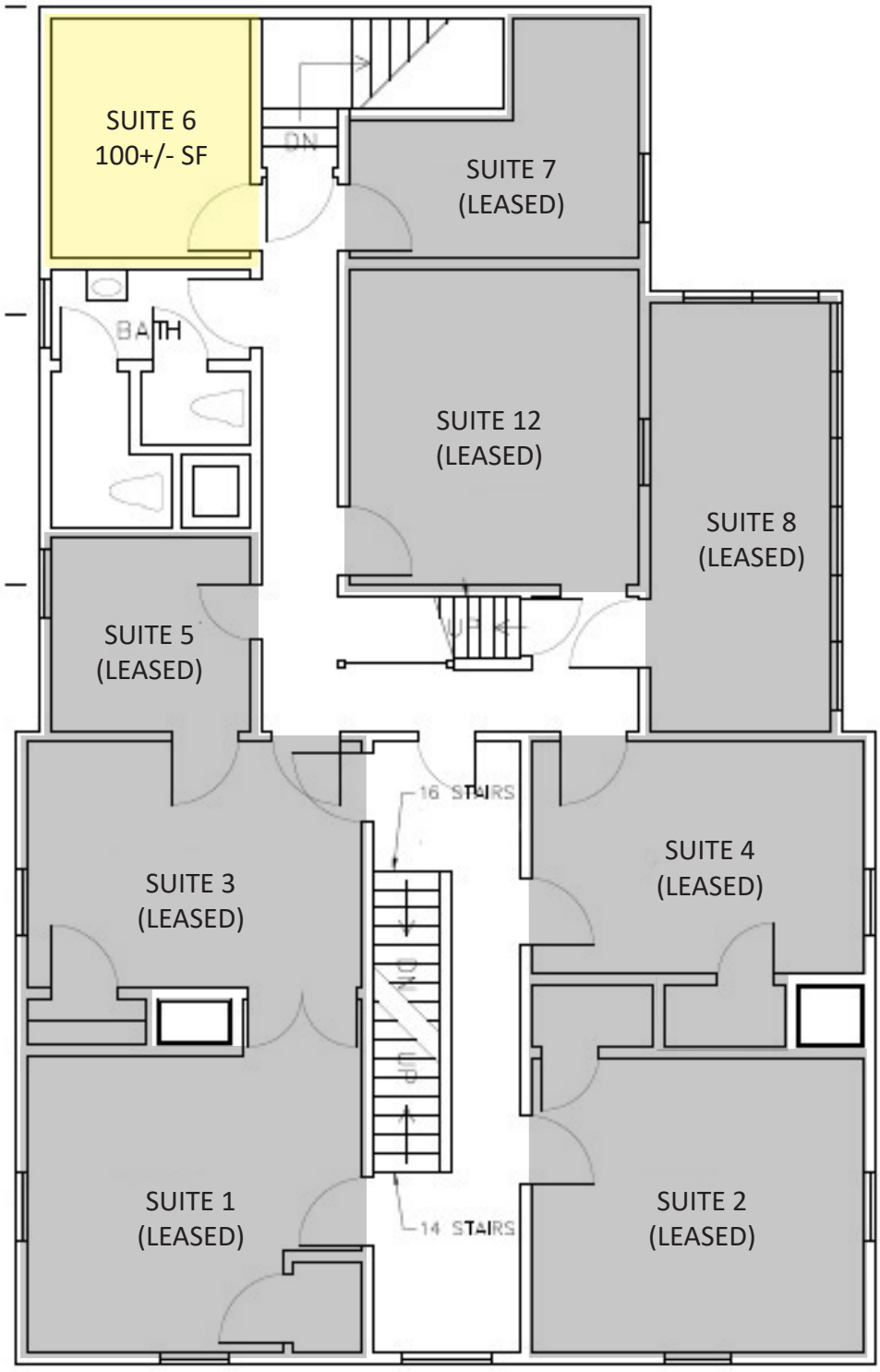






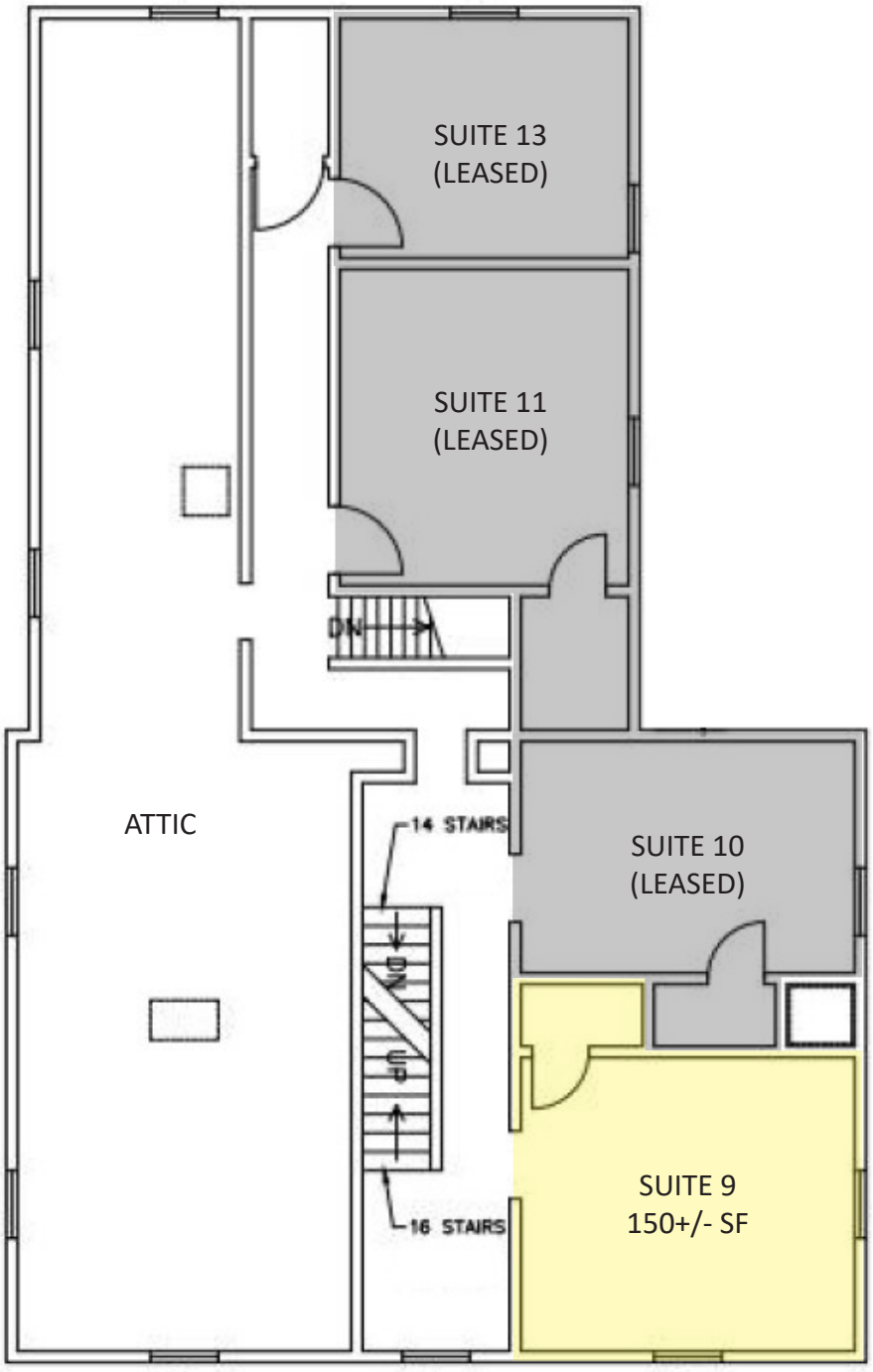
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445 MAIN ST - SACO
FLOOR PLAN: SECOND FLOOR



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445 MAIN ST - SACO
FLOOR PLAN: THIRD FLOOR



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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.