

FOR LEASE | BROOKSIDE CLASS A LOFT OFFICE AT ROCK ROW



21,680± SF OF AVAILABLE SPACE

25 QUARRY DRIVE | WESTBROOK, ME 04092

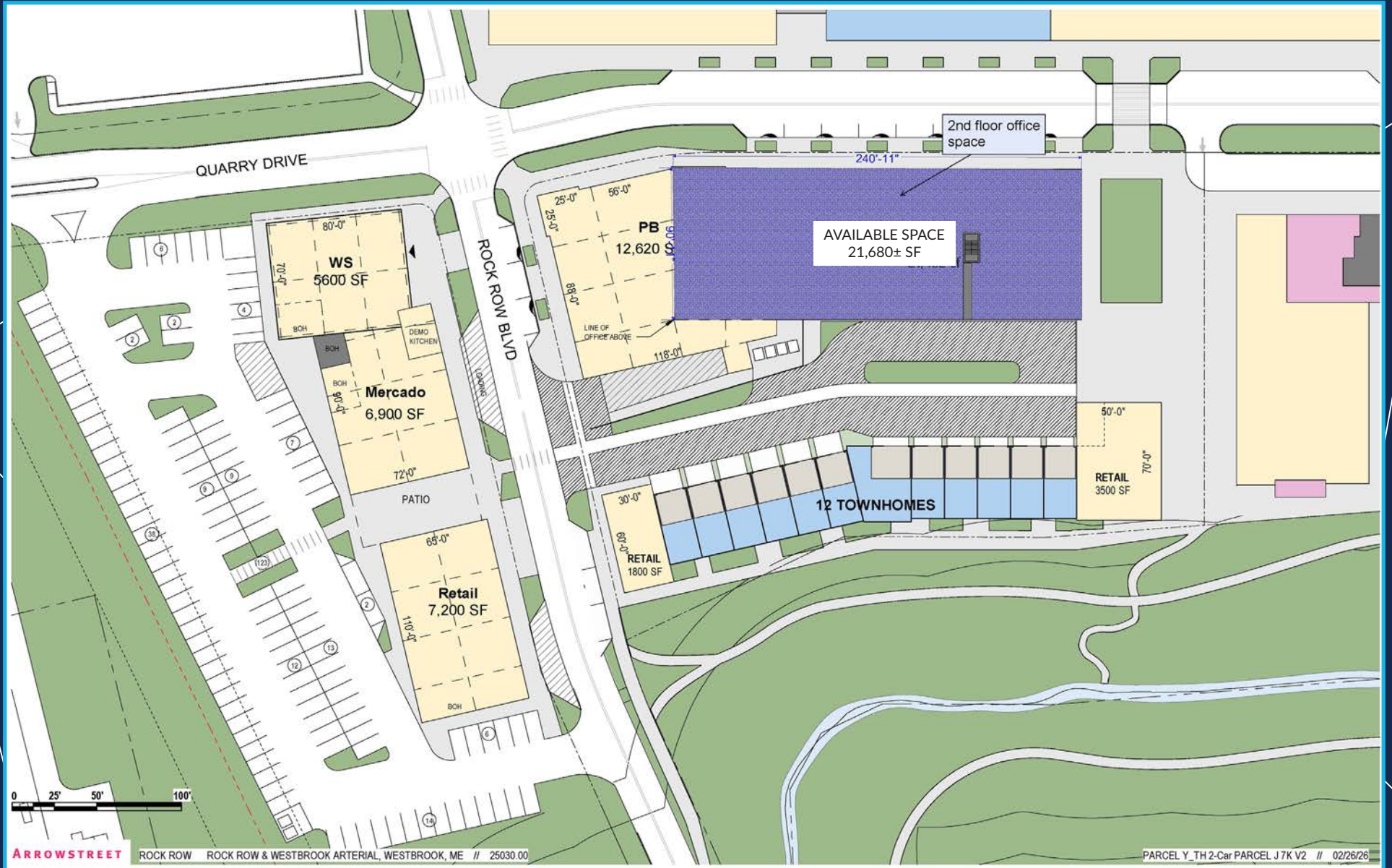
OFFICE HIGHLIGHTS



- New construction Class A office space with prominent location in the Rock Row development
- Situated between the new state-of-the-art Rock Row Health Campus and Mixed-Use Urban Village
- Excellent highway visibility along Interstate I-95 with 99,924 cars per day and easy access from the highway via Westbrook Arterial, Main Street or Larrabee Road.
- Location offers amazing views of the quarry, the Rock Row neighborhood, and the White Mountains.
- On-site parking with attached garage and valet-serviced drop-off area
- On-site childcare and food/café user
- Direct access to the 1-mile Quarry trail and 70±-mile Portland Trails network
- See Brokers for pricing

FLOOR PLAN

SECOND FLOOR



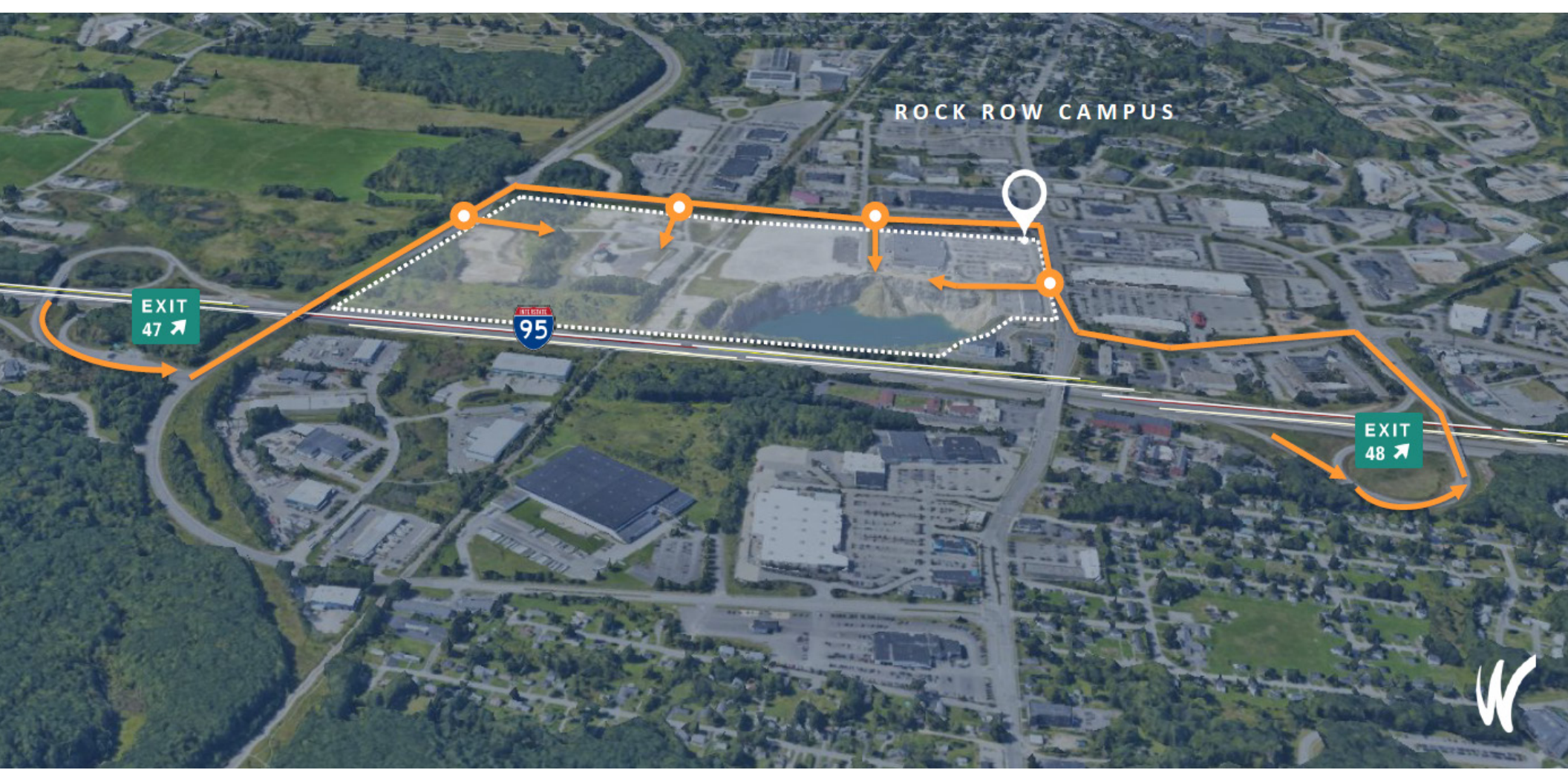
MERCHANDISING PLAN

- RETAIL/OPEN
- RETAIL
- RESIDENTIAL
- OFFICE
- ENTERTAINMENT
- HOTEL



CAMPUS ACCESS

LOCATION & ACCESSIBILITY



DEVELOPMENT HIGHLIGHTS

ROCK ROW BY THE NUMBERS

2.3 MILLION SF PLAYGROUND

Rock Row is a 2.3 million square foot, \$600 million, open-air mixed-use community and innovation district centered around a 250-foot deep, 26-acre natural quarry. Situated in the largest metropolitan area north of Boston, Rock Row will be a center of gravity for Portland's major universities and will feature a 200,000 square-foot medical campus anchored by New England Cancer Specialists, an affiliate of the Dana-Farber Cancer Institute.

200K SF

MEDICAL/R&D
SPACE

300K SF

RETAIL & FOOD
STREETSCAPE

400K SF

CLASS A
OFFICE

1,200

LUXURY
APARTMENT
UNITS

20K SF

NATIONAL
AWARD-WINNING
DINING SCENE

80K SF

STATE-OF-THE-ART
GROCER

250 FT

DEEP BLUE ROCK
QUARRY

350+

HOTEL
KEYS

Anchor Tenants:



VISITATION HIGHLIGHTS

ROCK ROW BY THE NUMBERS TODAY

AVERAGE DAILY TRAFFIC

122,115

WESTBROOK ARTERIAL	22,128
MAIN STREET	14,120
LARRABEE ROAD	13,698
I-95 SOUTHBOUND	31,822
I-95 NORTHBOUND	30,347

VISITATION DATA

4.4M

LAST 12 MONTHS

675.9K

UNIQUE VISITORS

6.45

AVG. # OF VISITS/CUSTOMER

30 MIN

DWELL TIME

per Placer.ai

- MAINE'S BUSIEST SHOPPING CENTER BY SQ. FT.
- 3RD BUSIEST SHOPPING CENTER IN MAINE OVERALL

URBAN PLACEMAKING

PERFECT CAMPUS BALANCE



Plaza Renderings | Coming in 2026



Current Site Photos



ROCK ROW AMENITIES

RESIDENTIAL PLACEMAKING

WELCOME HOME

MODERN SOPHISTICATED TOWNHOMES

37 UNITS

200 UNITS

288 UNITS

300 UNITS

320 UNITS

LUXURY RESIDENTIAL

ELEGANT & REFINED RESIDENTIAL

OVER 1,200 APARTMENTS

LIFESTYLE COMFORT AND CONVENIENCE

EXIT 47

95

EXIT 48

W

ACTIVITY PLACEMAKING

ADDITIONAL AMENITIES

GREENSPACE NODES

CHILD CARE FACILITIES

COMPREHENSIVE FITNESS

OUTDOOR HEALTH & WELLNESS

EXIT 47

95

EXIT 48

W

ROCK ROW AMENITIES

HOTEL PLACEMAKING
WORLD CLASS HOSPITALITY

ELEMENT HOTEL

HOTEL

HOTEL

HORST SCHULZE

OVER 350 KEYS ON-SITE
FIRST COMMITTED ELEMENT HOTEL
ACCESS EASE AND LONG STAY DESTINATION

EXIT 47 ↗ 95 EXIT 48 ↗

RESTAURANT PLACEMAKING
A CURATED COLLECTION

OVER 400K SF SHOPPING & RETAIL

MORE THAN 20 CHEF-DRIVEN RESTAURANTS

UNIQUE AMBIANCE AND CURATED VIBRANCY

CHEESE LOUISE

CHEESE LOUISE

AKHTAR NAWAB

GERMAN LUCARELLI

95

CONTACT US FOR MORE INFORMATION ON LEASING



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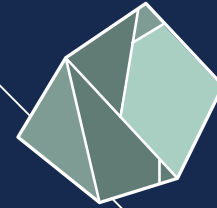
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ROCK ROW

WESTBROOK · PORTLAND, ME

Rock Row is a Waterstone development.



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