

58 PORTLAND ROAD - KENNEBUNK

ROUTE 1 OFFICE/RETAIL SPACE FOR LEASE



PROPERTY TYPE: OFFICE/RETAIL

HIGH VISIBILITY RTE 1 LOCATION WITH SIGNAGE

SPACE RANGE: 75 - 125+/- SF

MULTIPLE SPACES AVAILABLE

ZONING: PORTLAND RD MIXED USE

LOCATED IN KENNEBUNK'S RETAIL HUB

PARKING: SHARED PARKING LOT

CERTIFIED BUSINESS FRIENDLY COMMUNITY

SIGNAGE: PYLON & BUILDING

LEASE RATE: \$400 - \$500/Mo Gross



For more information contact:

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O: 207-879-9800
kbutterfield@kw.com
balfourcommercial.com



KELLER WILLIAMS REALTY



COMMERCIAL & BUSINESS BROKERS

Each Office Is Independently Owned and Operated.



58 PORTLAND RD - KENNEBUNK

PROPERTY DETAILS

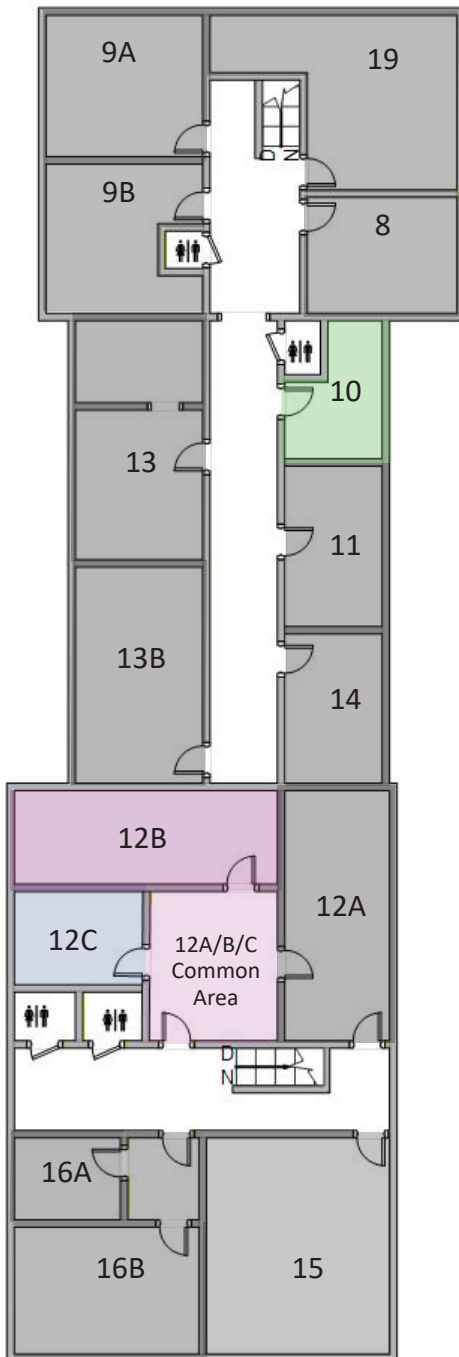
OWNER	Courtney Holdings Trust				
SPACE TYPE	Professional Offices/Retail				
TOTAL BUILDING SIZE	9,362+/- SF				
AVAILABLE SPACES	SF	LEASE RATE	LEVEL		
SUITE 10	100+/- SF	\$400/Mo Gross	Second		
SUITE 12B	125+/- SF	\$500/Mo Gross	Second	Lease rate includes shared waiting room	
SUITE 12C	75+/- SF	\$400/Mo Gross	Second	Lease rate includes shared waiting room	
ZONING	PRMU - Portland Rd Mixed Use				
STREET FRONTAGE	130+/- Ft				
YEAR BUILT	1978				
PARKING	Shared parking lot				
SIGNAGE	On building and pylon				
TRAFFIC COUNT	17,277				
UTILITIES	TYPE	PAID BY			
ELECTRICITY	Circuit Breakers	Landlord			
SEWER/WATER	Public/Public	Landlord			
HEAT SYSTEM	Baseboard	Landlord			
HEAT FUEL	Electric	Landlord unless noted above			
ANCHOR TENANT	Smilecraft Dental				

OVERVIEW

Kennebunk Professional Center is a versatile mixed-use retail and office building, offering a variety of office spaces for lease in a prime location. Situated directly on Route One in the bustling retail hub of Kennebunk, this property provides excellent visibility and convenience.

Join a community of established professional businesses in a quiet, welcoming setting designed to support productivity and growth. With its cost-effective leasing options, Kennebunk Professional Center is the perfect place to launch, grow, and scale your business.

Published 2020; Revised 7/17/26



SECOND FLOOR

SUITE 10 100+/- SF

SUITE 12B 125 +/- SF

SUITE 12C 75 +/- SF

SUITES 12 A/B/C COMMON AREA

NOT AVAILABLE

COMMON AREA

Note: This drawing is not to scale. It is for representational purposes only.



58 PORTLAND RD - KENNEBUNK PHOTOS

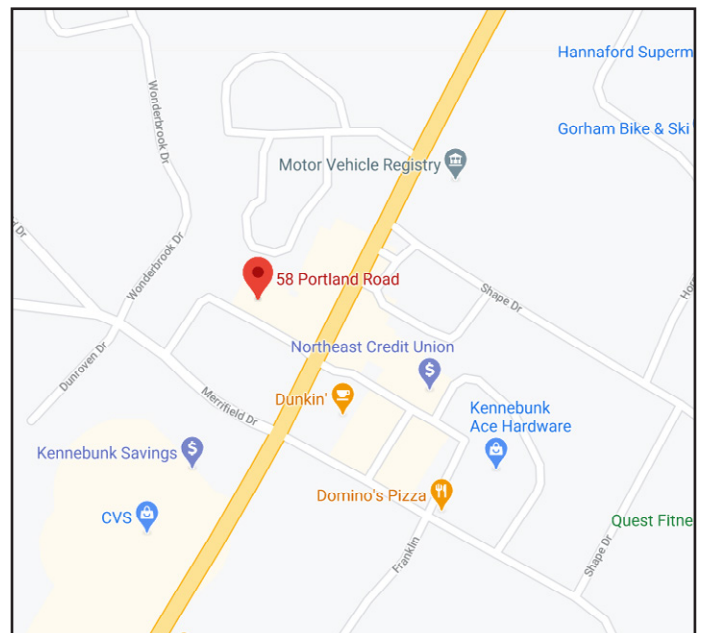
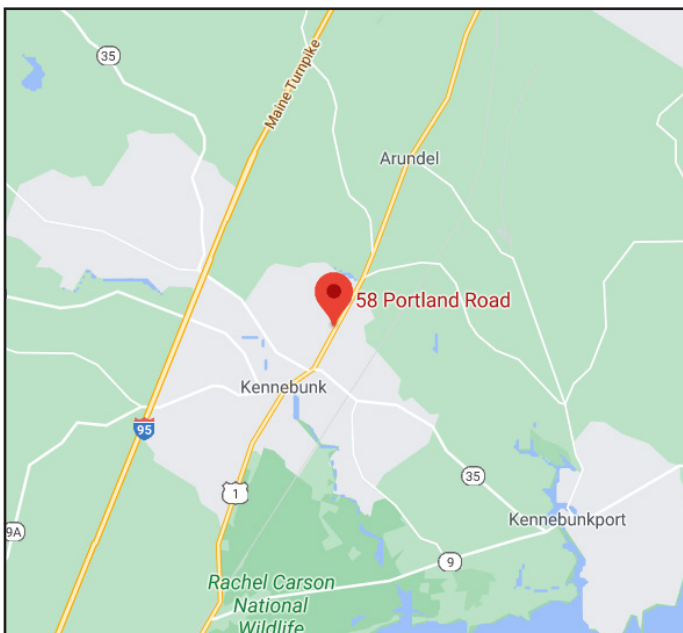
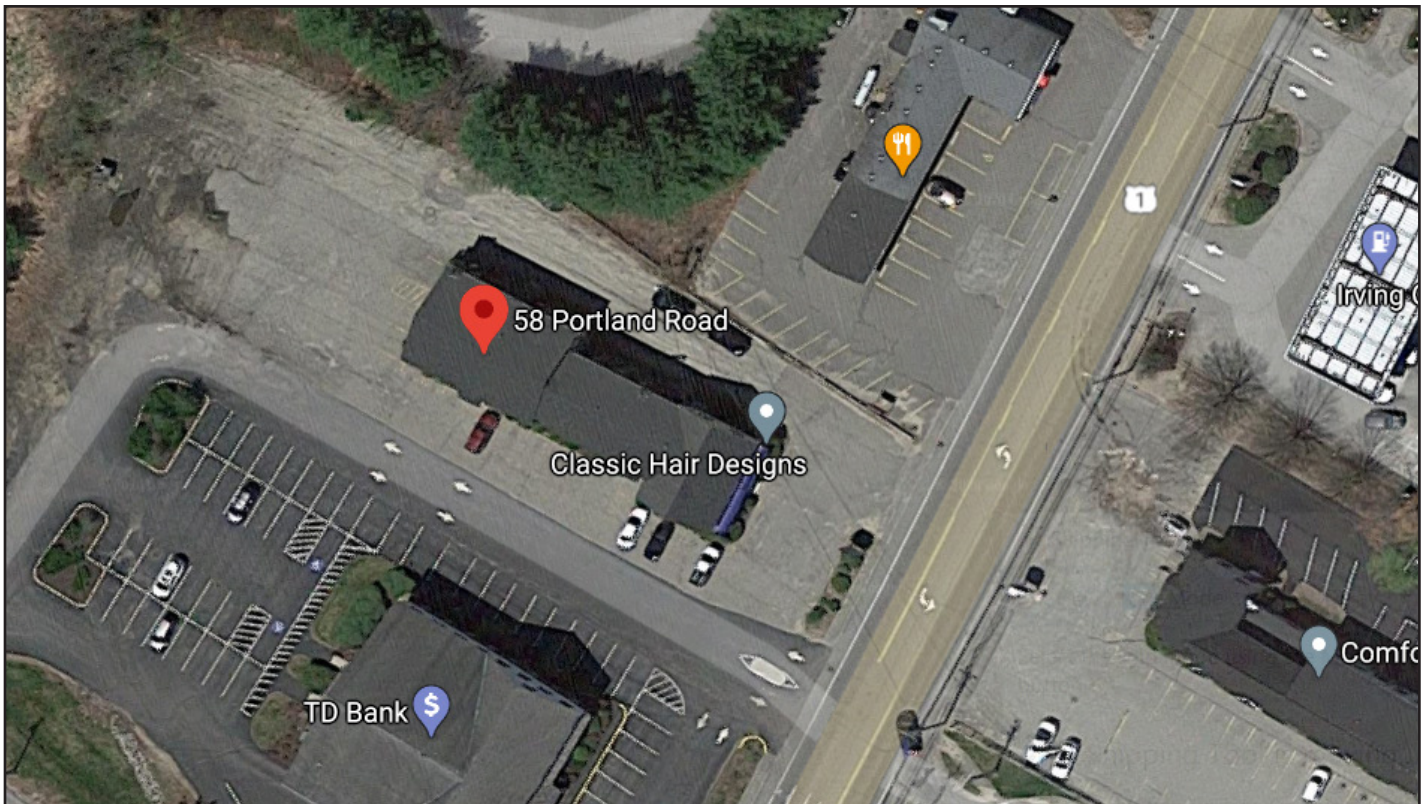


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58 PORTLAND RD - KENNEBUNK LOCATION



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Why Kennebunk?

Kennebunk is home to over 600 diverse businesses of all types ranging from a world class manufacturer and nationally known brand to sole proprietorships and home based businesses.

Kennebunk businesses represent the best of our free market system in retail, hospitality, manufacturing, and healthcare sectors.

Look at our track record!

- Just under \$1.6 million in state and federal grants to support business
- Financing options through Tax Increment Financing, Pine Tree Zones and Revolving Loan Funds
- Economic Development Master Plan
- Annual Business Seminars and Expos
- Many networking opportunities

We are perfectly situated!

- 30 minutes north of Portland
- 30 minutes south to Portsmouth
- 90 minutes to Boston
- Minutes to Amtrak trains
- Right on Interstate 95
- Easy access to major airports! Portland Jetport, Boston Logan, and Manchester Airport are 30- 90 minutes away

Certified Business-Friendly Community

Kennebunk became a Certified Business-Friendly Community in 2013 during the program's third round.

As part of that designation we:

- Received recognition on the State of Maine DECD website
- Became a key part of Maine's Business Attraction strategy
- Received two Business-Friendly Community signs

Information from <https://www.kennebunkmaine.us/421/Why-Kennebunk>



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:

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