

101 SECOND STREET - HALLOWELL

HALLOWELL HOUSE OFFICE SPACE FOR LEASE



PROPERTY TYPE: OFFICE BUILDING

CLASS A OFFICE SPACE IN GREAT LOCATION

SPACE RANGE: 3,200-3,900+/- SF

WALKING DISTANCE TO RESTAURANTS

PARKING: 100+ SPACES IN PRIVATE LOT

SHARED ELEVATOR & WELLNESS CENTER

EST. CAM FEES: \$3.85/SF

EASY ACCESS TO MAINE TURNPIKE

LEASE RATE: \$14/SF NNN



For more information contact:
DENNIS WHEELOCK
207-242-5588
dwheelock@balfourcommercial.com
www.balfourcommercial.com



OWNER	EMT Ventures, LLC.		
SPACE TYPE	Office		
TOTAL BUILDING SIZE	28,700+/- SF		
SPACE BREAKDOWN	LEVEL	SIZE (+/-SF)	RATE
	SPACE 3	Third	3,970
	SPACE 4	Fourth	3,232
TOTAL LEASE SPACE (SF)	16,692+/- SF		
ESTIMATED NNN FEES	\$4.85/SF		
ZONING	DT - Downtown District		
STREET FRONTAGE	481+/- Ft (153 ft on Winthrop St and 328 ft on Second St)		
PARKING DESCRIPTION	100+ spaces in private lot		
SIGNAGE	Pylon		
TRAFFIC COUNT	1,380 AADT13		
UTILITIES	TYPE		
ELECTRICITY	Circuit Breakers		
SEWER	Public		
WATER	Public		
HEAT SYSTEM	HVAC; Natural Gas		
COOLING	HVAC		
AMENITIES	Elevator, Wellness Area, Break Room, Shower Facilities		

OVERVIEW

Attention lobbyists, attorneys, and professionals — the Hallowell House offers a rare opportunity to lease premier Class A office space in one of central Maine’s most distinguished and well-located properties. Situated less than five minutes from the Maine State House, this iconic building underwent extensive historic renovations in 2009, bringing it fully up to modern standards while preserving its timeless character.

The renovations included the addition of conference room space and public hearing rooms, creating an ideal environment for professionals who need both privacy and functionality. The property offers flexible leasing options, with the ability to lease the entire building or by individual floors, and includes over 100 parking spaces in a dedicated private lot — a true rarity in the area.

Located in the vibrant cultural and artistic hub of Hallowell, the Hallowell House is within walking distance to downtown shops, restaurants, and galleries, and just minutes from the Maine Turnpike. This is a premier location for professionals seeking a refined office setting with unbeatable access to Augusta’s government and business communities.

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The Hallowell House was built in 1832 and operated for a century as the Hallowell House and held the Governor's suite for years. Men of enterprise and capital formed the Hallowell House Company to finance the project. The hotel hosted legislators and famous visitors: Phillips Brooks, Cornelius Vanderbilt, Daniel Webster, Franklin Pierce and Ralph Waldo Emerson.

The Federal Period architected building spanned eighty-four feet on Second Street, rose five stories high, and stretched one-hundred and twenty-three feet. It contained seventy rooms, each of which had a fireplace.

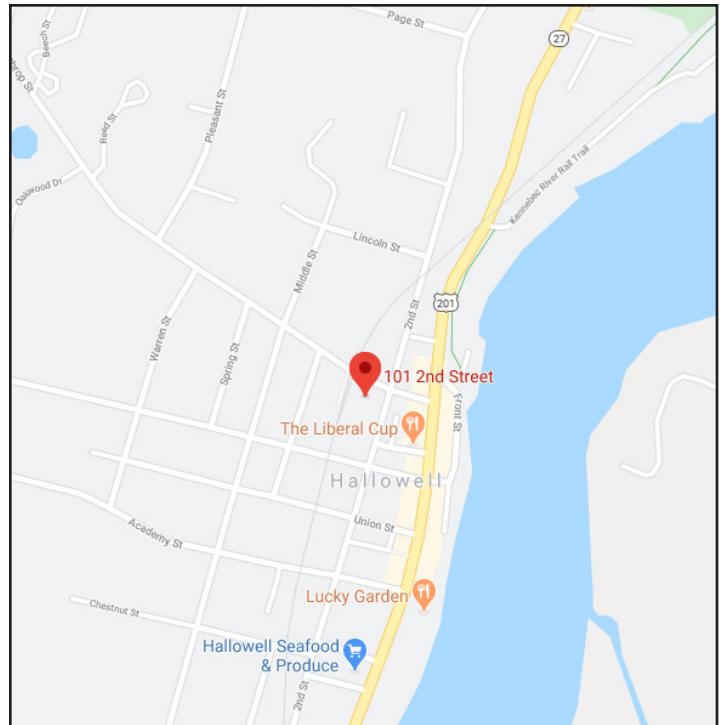
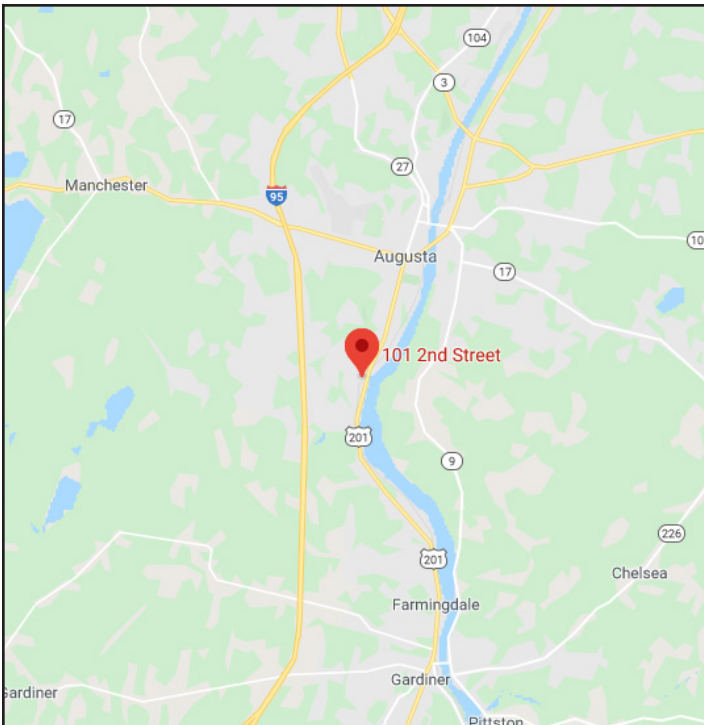
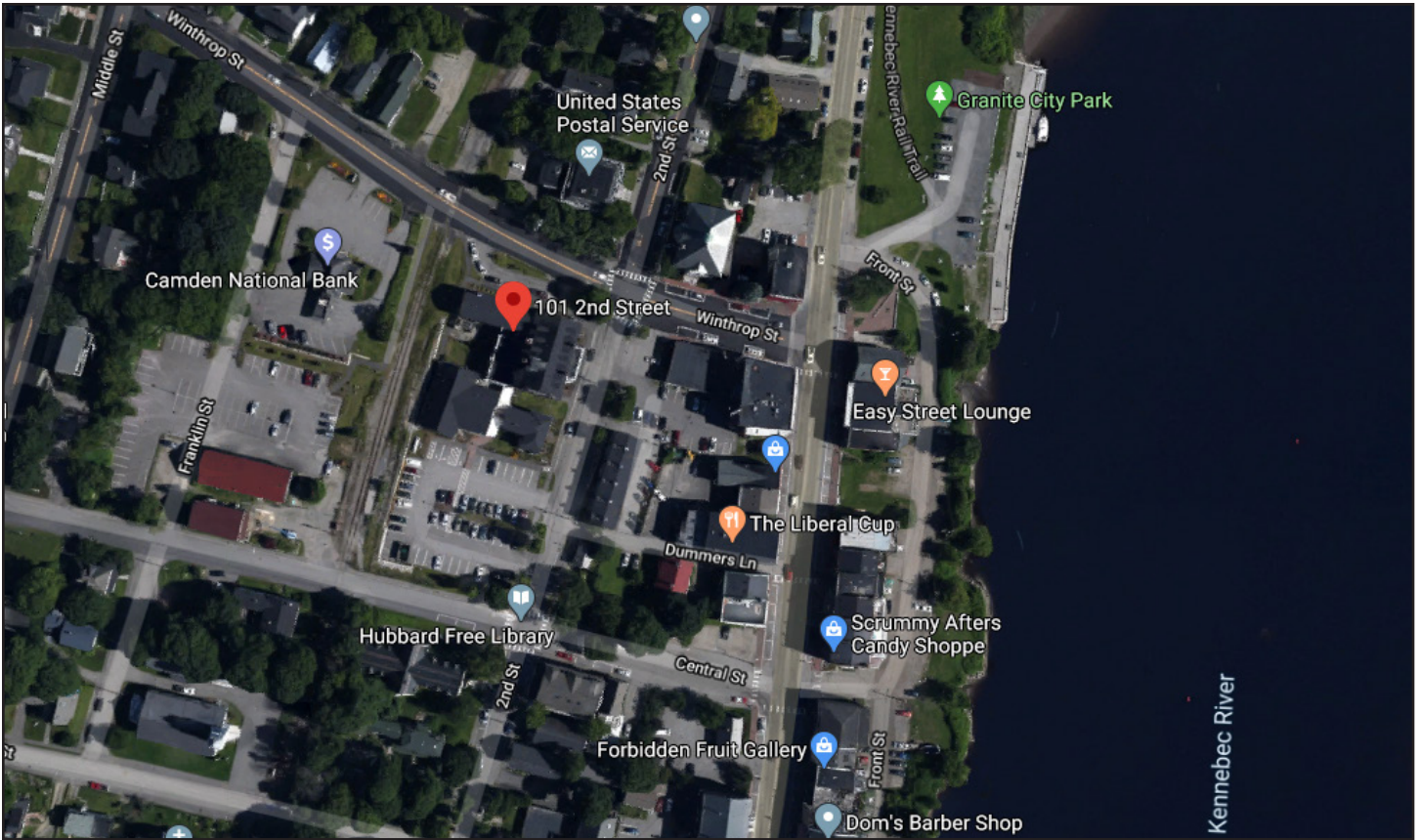
Since 1832, this hotel served the public. True, it had its difficult days, through the 1840's and 1850's, even closing its doors between 1850 and 1870. The Hallowell Gazette, in 1841, announced "We have the pleasure of informing our readers that the Hallowell House is now a Temperance House. We bespeak a liberal share of the public's patronage for its incomparable meals, which more than compensate for the absence of liquors." In 1925 eight original members of the Worster Family took over the Old Hallowell House, renaming it the "Worster House".

Information from: <http://historichallowell.mainermemory.net/page/1650/display.html> and <https://www.mainermemory.net/artifact/33592?popup=1>

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HALLOWELL HOUSE - HALLOWELL LOCATION INFORMATION



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HALLOWELL HOUSE - HALLOWELL FLOOR PLAN - THIRD FLOOR



ELEVATION KEY

SPRINKLER RISER AREA - THIRD FLOOR
HALLOWELL HOUSE - 5,871 sq.ft.

 AVAILABLE

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

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HALLOWELL HOUSE - HALLOWELL FLOOR PLAN - FOURTH FLOOR



GROSS BUILDING AREA - FOURTH FLOOR
HALLOWELL HOUSE - 3,232 sq.ft.

 AVAILABLE

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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.