

81 BRIDGE STREET - YARMOUTH

SPARHAWK MILL FIRST FLOOR OFFICE SPACE FOR LEASE



SPACE TYPE: *OFFICE/CREATIVE SPACE*

SPACE SIZE: *300 +/- SF*

ZONING: *GD - GENERAL DEVELOPMENT*

SIGNAGE: *PYLON AND INTERIOR*

PARKING: *50+ SPACES IN SHARED LOT*

SITUATED DIRECTLY ON ROYAL RIVER

WALKING DISTANCE TO NEARBY AMENITIES

EASY ACCESS TO ROUTE ONE & I-295

HIGH CEILINGS, ABUNDANT NATURAL LIGHT,
SHARED BATH

LEASE RATE: \$32/SF MG



For more information contact:

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O: 207-879-9800
C: 207 239-6606
alex@balfourcommercial.com
www.balfourcommercial.com



KELLER WILLIAMS REALTY



OWNER	Sparhawk Investments, LLC		
SPACE TYPE	Office/Creative Space		
TOTAL BUILDING SIZE	23,958+/- SF		
SPACE BREAKDOWN	LEVEL	SF+/-	RATE
	UNIT M102	First	300+/- SF \$32/SF MG
ZONING	GD - General Development with Shoreland Overlay		
STREET FRONTAGE	325+/- Ft		
YEAR BUILT	1857		
PARKING DESCRIPTION	50+ shared parking spaces		
SIGNAGE	Pylon, interior		
UTILITIES	TYPE	PAID BY	
	ELECTRICITY	Three-Phase	Tenant
	SEWER/WATER	Public/Public	Tenant
	HEAT SYSTEM	HVAC; Natural Gas	Tenant
	COOLING	HVAC	Tenant
ANCHOR TENANTS	The Garrison Restaurant & Dandelion Catering Co		

OVERVIEW

Office and creative space is now available at Yarmouth's iconic Sparhawk Mill. Built in 1857 by the Royal River Manufacturing Company, this landmark mill is set directly on the Royal River and has been thoughtfully renovated to blend modern convenience with timeless character. Original hardwood floors, exposed details, and the building's signature bell tower preserve its historic charm, while recent upgrades—including refinished floors and new motion-sensor lighting—enhance its functionality.

Sparhawk Mill is a four-story, multi-tenanted building offering ample on-site parking and walkable access to Yarmouth's restaurants, shops, footpaths, and nearby parks. Route One and I-295 are just minutes away, providing effortless connectivity.

Unit M102, located on the first floor, features high ceilings, abundant natural light, a concrete floor, and access to a shared restroom. This smaller footprint is ideal for a single user such as an accountant, independent real estate agent, therapist, software engineer, or other professional. Tenant is responsible for electricity, Wi-Fi, and telephone.

ABOUT YARMOUTH

Located eleven miles northeast of Portland, Yarmouth is easily accessible from both Interstate 295 and Route 1. The Town of Yarmouth is a wonderful blend of all the best qualities of our Maine lifestyle. Stroll along historic village Main Street and you will find beautiful homes dating back to the 1700s, quaint shops, cafés and businesses. Enjoy the scenic beauty as you walk along the picturesque Royal River. The town's sheltered harbor provides easy access to the ocean. Excellent public schools and a well-respected private school are located right in the village center. There is a thriving and varied commercial base along Route 1. The unique mix of charm, amenities, convenient access, ocean views and bustling commerce make Yarmouth a true gem of a town.

Population: 8,400

Households: 3,772

Land area: 12.60 Square Miles

Water area: .03 Square Miles

ECONOMIC DEVELOPMENT

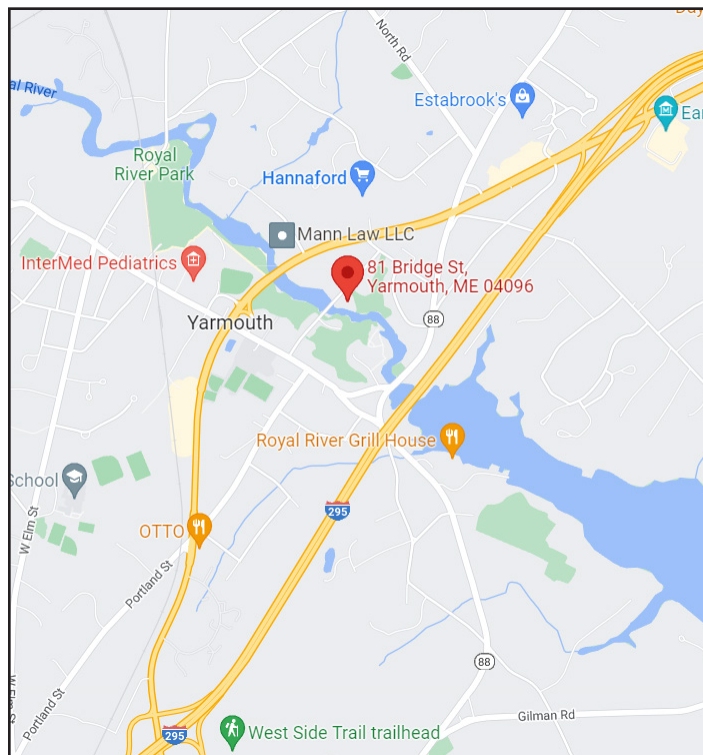
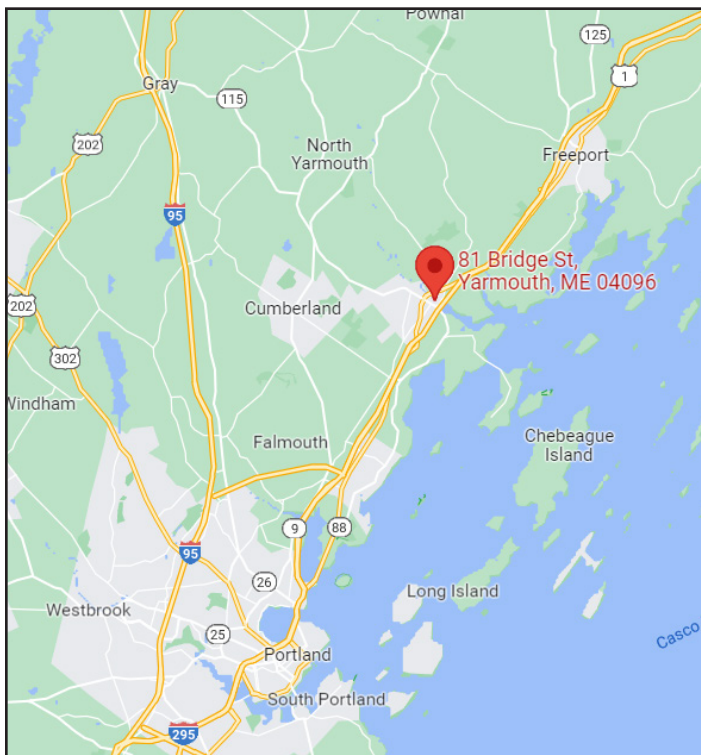
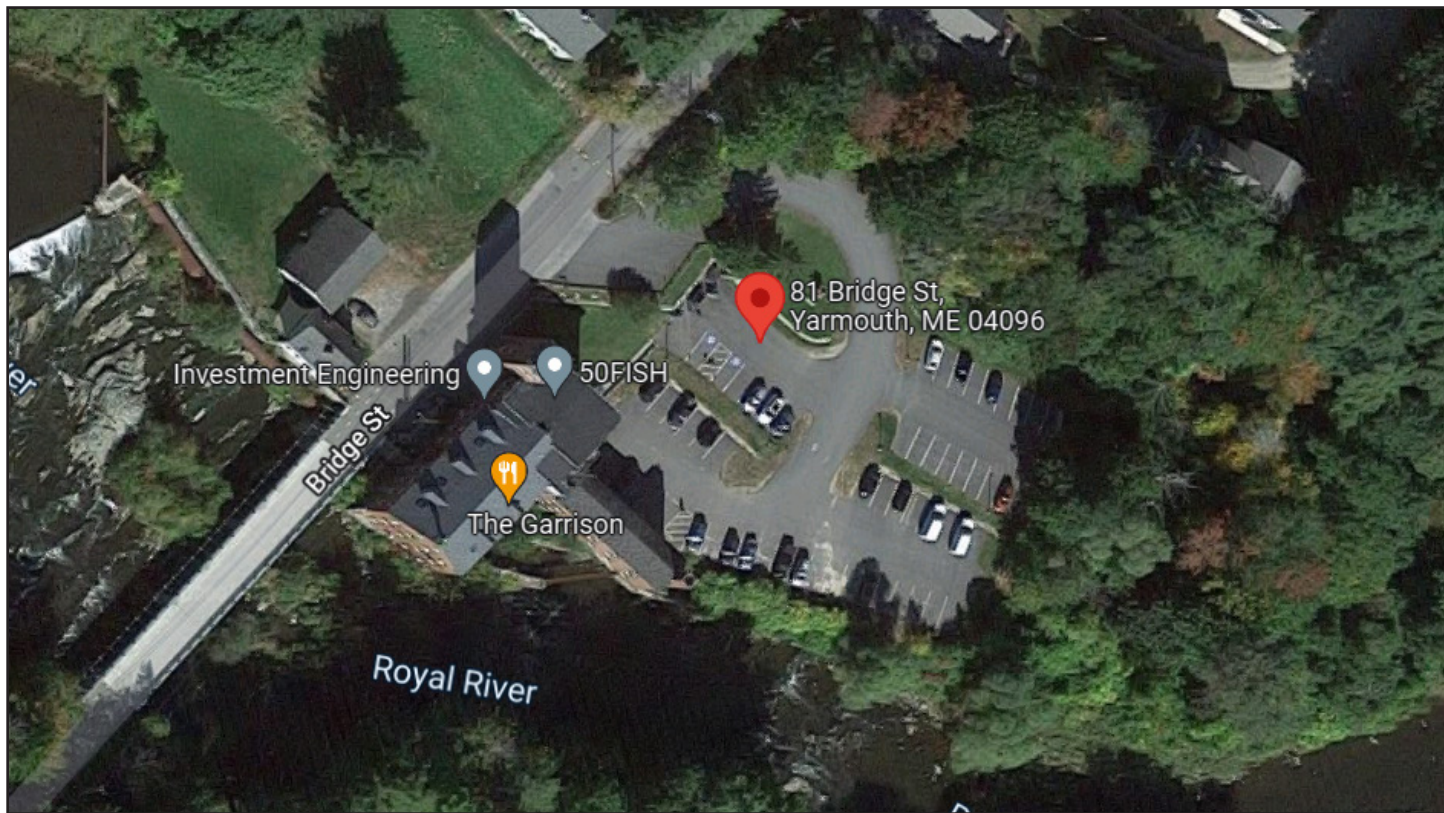
Yarmouth offers unrivaled assets in Southern Maine—including top-ranked schools, a vibrant, mixed-use Main Street village, a thriving arts community, two access points to I-295, a working waterfront and more than 600 acres of parks and preserves.

Economic Development staff helps local businesses thrive and attract new businesses that can serve residents and visitors.

Whether you're looking to grow your business, or considering relocating, Yarmouth's Economic Development staff can offer guidance on issues like financing and marketing, and help you navigate regulatory procedures.

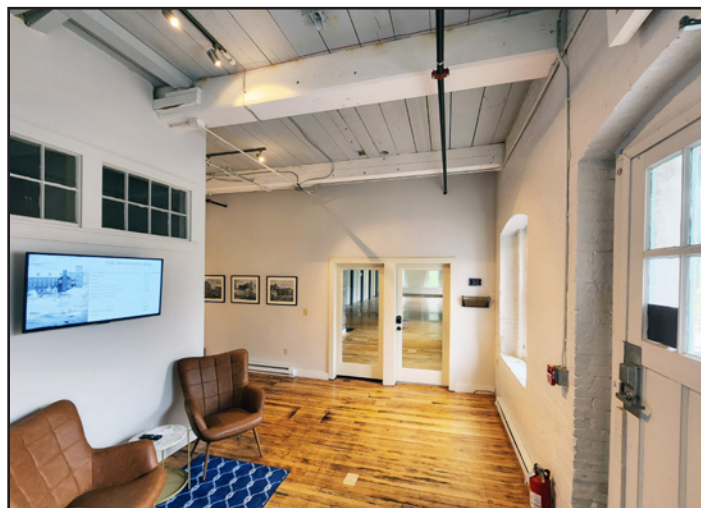
Information excerpted from: <http://yarmouthmaine.org/about-yarmouth/> and <https://yarmouth.me.us/economicdevelopment>

81 BRIDGE ST - YARMOUTH LOCATION INFORMATION



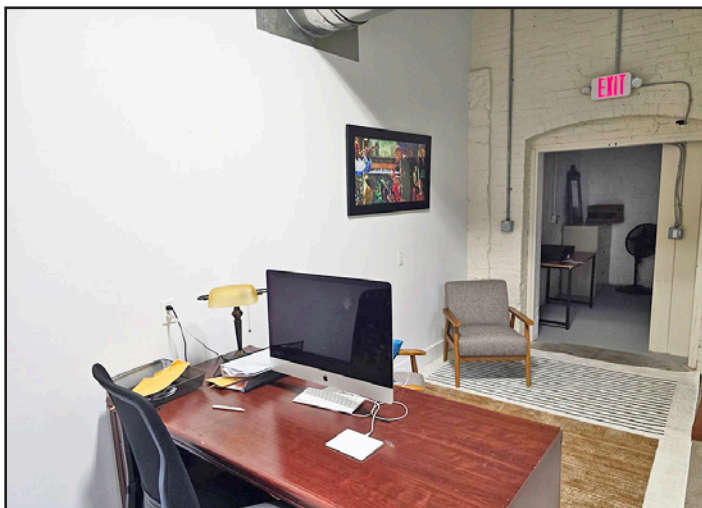
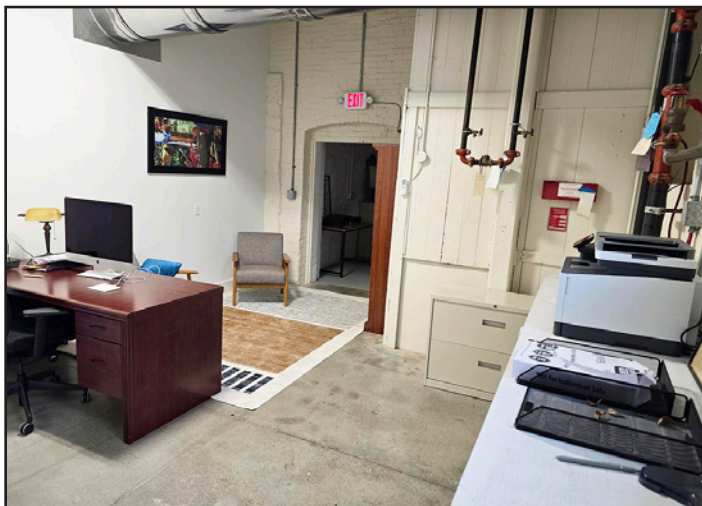
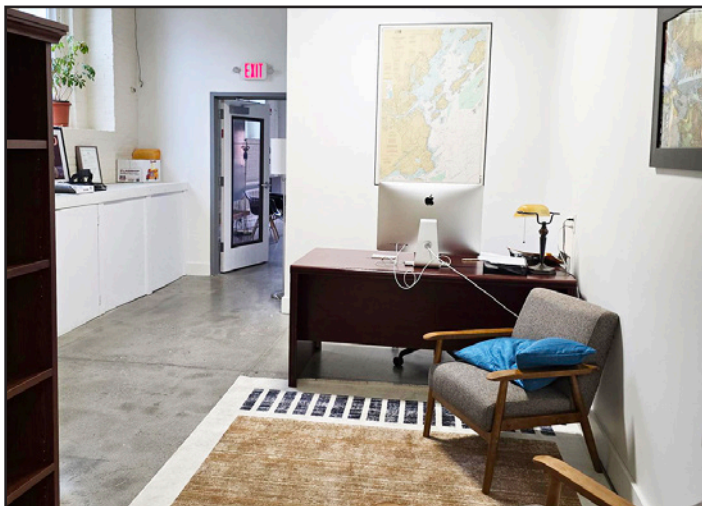
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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

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.