

# 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 - 450+/- 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 - \$900/Mo Gross**



For more information contact:

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balfourcommercial.com



KELLER WILLIAMS REALTY



COMMERCIAL & BUSINESS BROKERS

Each Office Is Independently Owned and Operated.



# 58 PORTLAND RD - KENNEBUNK PROPERTY DETAILS

<b>OWNER</b>	Courtney Holdings Trust		
<b>SPACE TYPE</b>	Professional Offices/Retail		
<b>TOTAL BUILDING SIZE</b>	9,362+/- SF		
<b>AVAILABLE SPACES</b>	<b>SF</b>	<b>LEASE RATE</b>	<b>LEVEL</b>
<b>SUITE 9A</b>	150+/- SF	\$600/Mo Gross	Second Includes built-in desk and cabinet
<b>SUITE 10</b>	100+/- SF	\$400/Mo Gross	Second
<b>SUITE 12B</b>	125+/- SF	\$500/Mo Gross	Second Lease rate includes shared waiting room
<b>SUITE 12C</b>	75+/- SF	\$400/Mo Gross	Second Lease rate includes shared waiting room
<b>SUITE 15</b>	450+/- SF	\$900/Mo Gross	Second 3-room suite
<b>SUITE 16B</b>	250+/- SF	\$500/Mo Gross	Second Lease rate includes shared waiting room
<b>ZONING</b>	PRMU - Portland Rd Mixed Use		
<b>STREET FRONTAGE</b>	130+/- Ft		
<b>YEAR BUILT</b>	1978		
<b>PARKING</b>	Shared parking lot		
<b>SIGNAGE</b>	On building and pylon		
<b>TRAFFIC COUNT</b>	17,277		
<b>UTILITIES</b>	<b>TYPE</b>	<b>PAID BY</b>	
<b>ELECTRICITY</b>	Circuit Breakers	Landlord	
<b>SEWER/WATER</b>	Public/Public	Landlord	
<b>HEAT SYSTEM</b>	Baseboard	Landlord	
<b>HEAT FUEL</b>	Electric	Landlord unless noted above	
<b>ANCHOR TENANT</b>	Smilecraft Dental		

## OVERVIEW

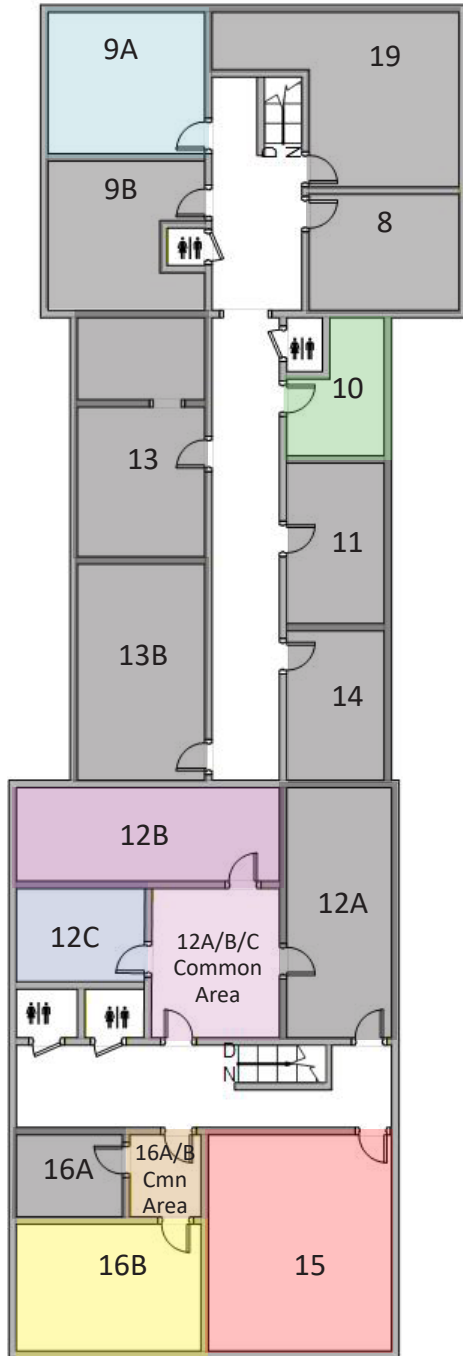
Kennebunk Professional Center is a versatile mixed-use retail and office building, offering a variety of office spaces for lease in a prime location. Situated directly on Route One in the bustling retail hub of Kennebunk, this property provides excellent visibility and convenience.

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 4/24/26

**50 Sewall St. - Portland, Maine 04102 • Tel. 207-879-9800 • [www.balfourcommercial.com](http://www.balfourcommercial.com)**

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SECOND FLOOR

SUITE 9A	150+/- SF
SUITE 10	100+/- SF
SUITE 12B	125 +/- SF
SUITE 12C	75 +/- SF
SUITES 12 A/B/C COMMON AREA	
SUITE 15	450 +/-SF
SUITE 16B	250 +/-SF
SUITES 16 A/B COMMON AREA	
NOT AVAILABLE	
COMMON AREA	

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



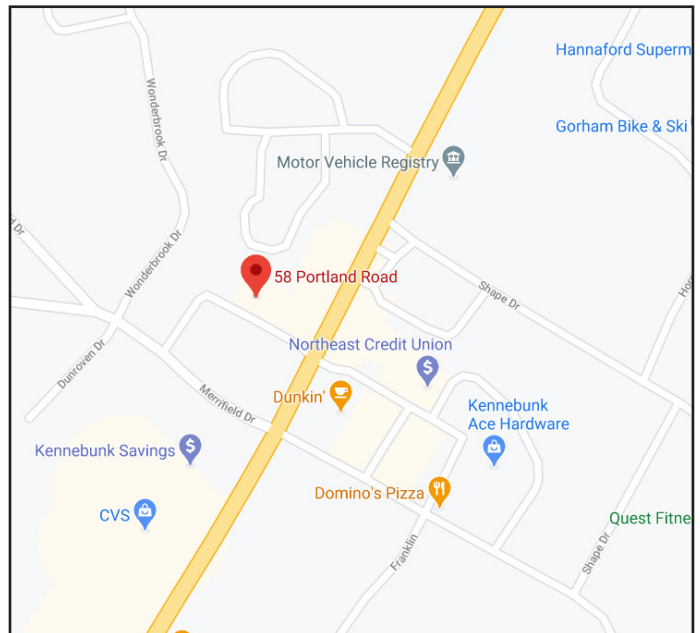
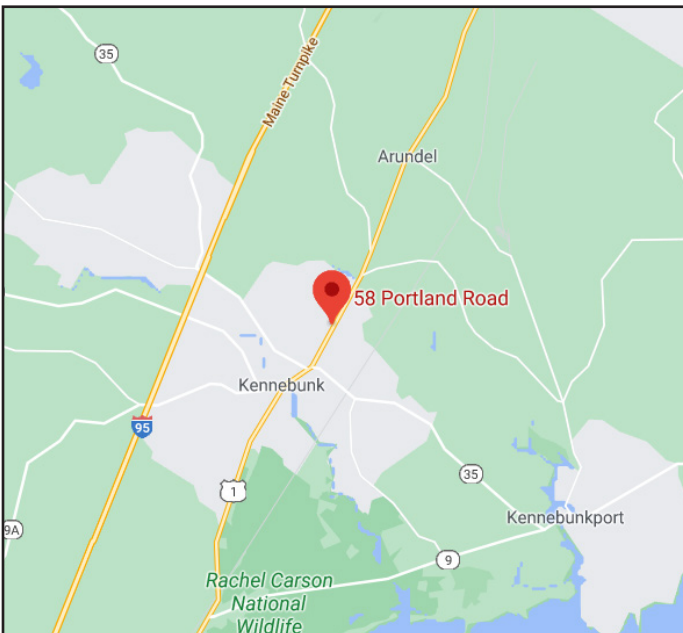
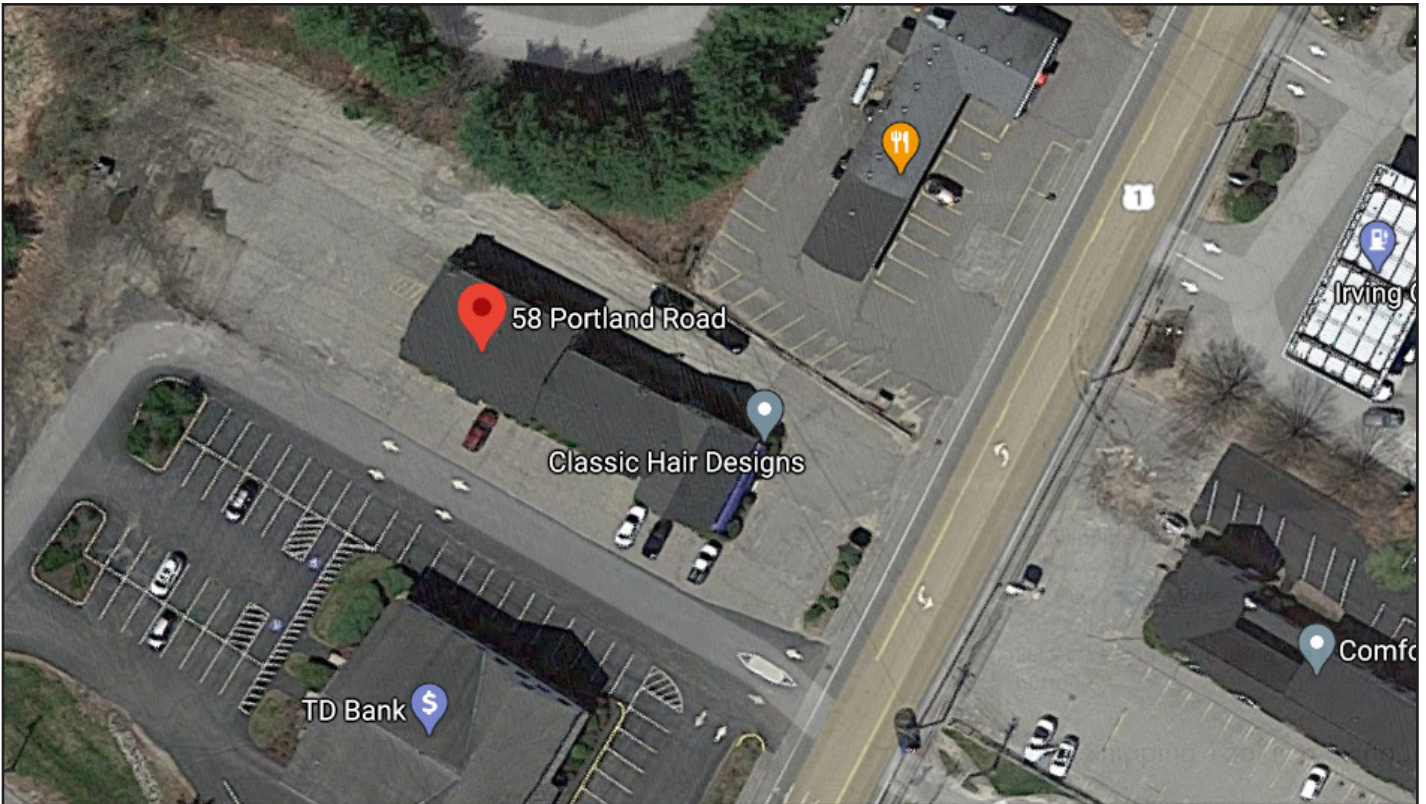
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58 PORTLAND RD - KENNEBUNK  
PHOTOS



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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:

- ✓ 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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*