

130 SOUTH HIGH STREET - BRIDGTON

LARGE FLEX OFFICE BUILDING FOR LEASE



SPACE TYPE: *OFFICE SPACE*

SPACE SIZE: *6,619+/- SF*

ZONING: *DOWNTOWN VILLAGE*

SIGNAGE: *PYLON AND ON BUILDING*

PARKING: *12-14 SPACES (ROOM TO EXPAND)*

SEVERAL OFFICES, 5 RESTROOMS WITH SHOWERS, CONFERENCE ROOM, KITCHEN, RECEPTION AREA, LAUNDRY, AND MORE

FIRST FLOOR ENTIRELY ADA ACCESSIBLE

IDEAL FOR PROFESSIONAL OFFICE, DAY CARE FACILITY, OR HEALTHCARE BUSINESS

LEASE RATE: \$12/SF NNN



For more information contact:

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www.balfourcommercial.com



**Magnusson
Balfour**
COMMERCIAL & BUSINESS BROKERS
Each Office Is Independently Owned and Operated.

OWNER	David Knowlton	
SPACE TYPE	Office	
TOTAL BUILDING SIZE	6,619+/- SF	
SPACE BREAKDOWN	SF+/-	RATE
	6,619+/- SF	\$12/SF NNN
ESTIMATED NNN FEES	\$2.84/SF: Tenant responsible for landscaping, snowplowing, building & mechanical maintenance	
ZONING	Downtown Village Neighborhood District	
STREET FRONTAGE	110+/- Ft	
PARKING DESCRIPTION	12-14 spaces with room to expand	
SIGNAGE	Pylon and on building	
TRAFFIC COUNT	3,510 AADT23	
UTILITIES	TYPE	
ELECTRICITY	Circuit Breakers	
SEWER	Private; public hook-up available	
WATER	Private	
HEAT SYSTEM	Forced Hot Water; Propane	
COOLING	AC Units	

OVERVIEW

This versatile flex office building offers an excellent opportunity for a variety of professional users. The property features 16 private offices/rooms, a reception area, conference room on a radiant-heated slab, kitchen, breakroom, multiple bathrooms, ample storage, and expansive outdoor space. A one-bedroom upper-level apartment provides additional flexibility for office or storage use.

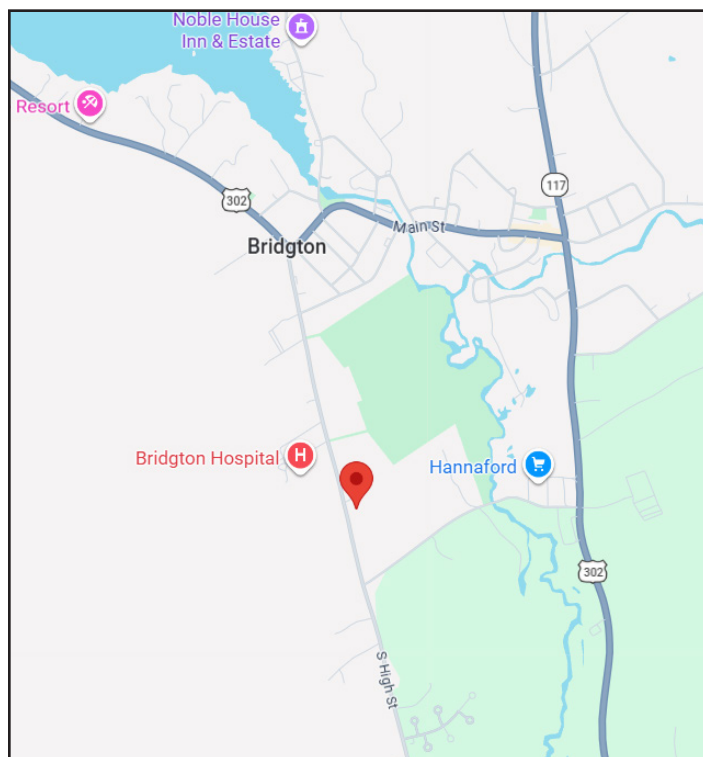
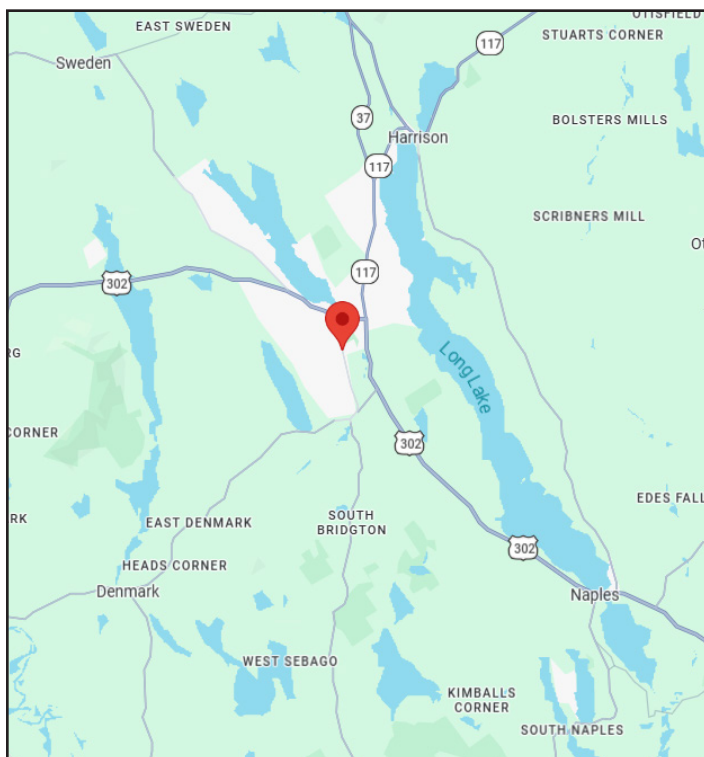
Under new ownership, the building received several 2025 improvements, including a new wall-hung propane furnace, an overhauled apartment heating system, new smoke detectors, and exterior painting. A second wall-hung propane furnace will be installed and operated in a rotating lag-lead system for added redundancy. The property also includes a fully monitored fire alarm and sprinkler system with a Starlink communication panel for communication redundancy.

Located just off Route 302 near the hospital, restaurants, and shopping, the property is well suited for professional or medical offices, daycare operations, and other service-oriented businesses.

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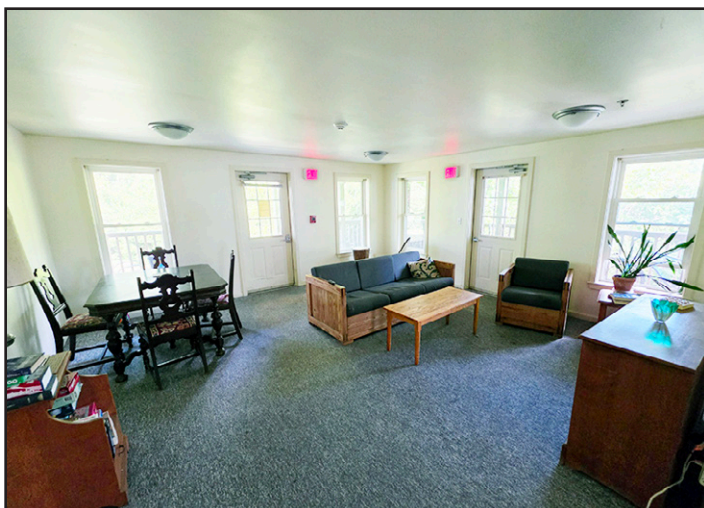
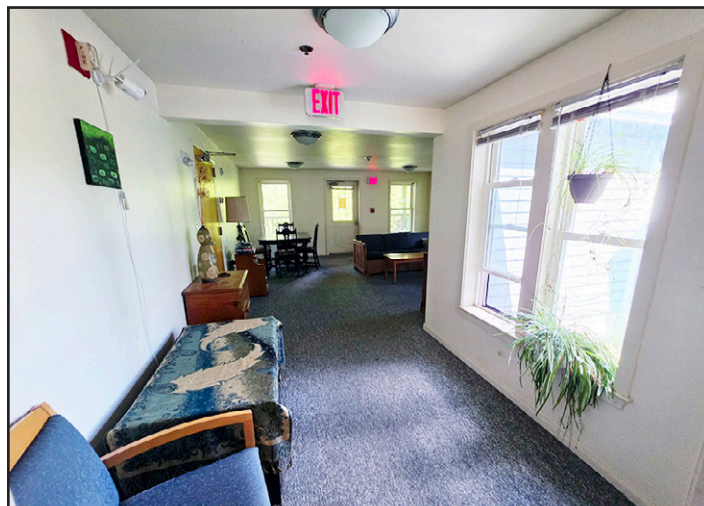
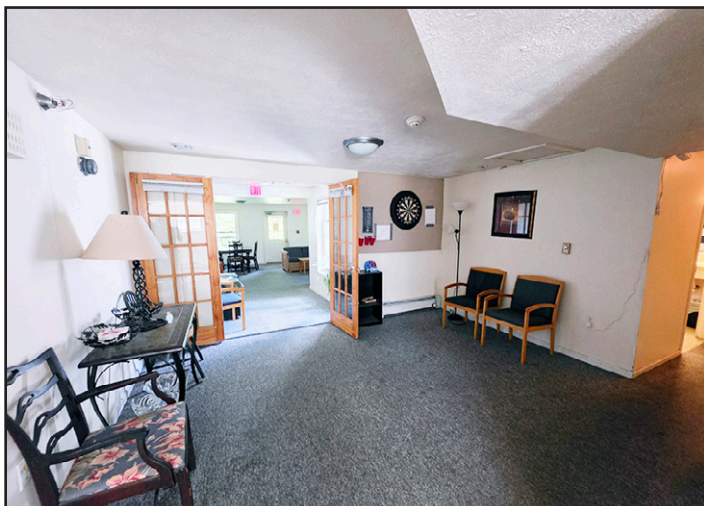
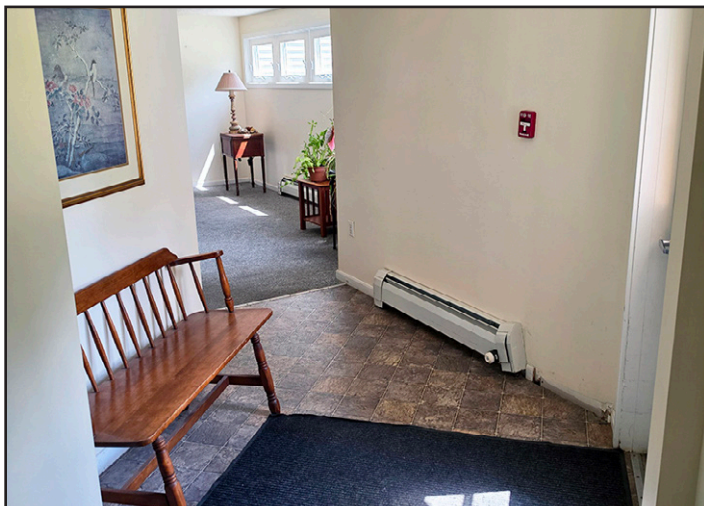
130 S. HIGH ST - BRIDGTON LOCATION INFORMATION

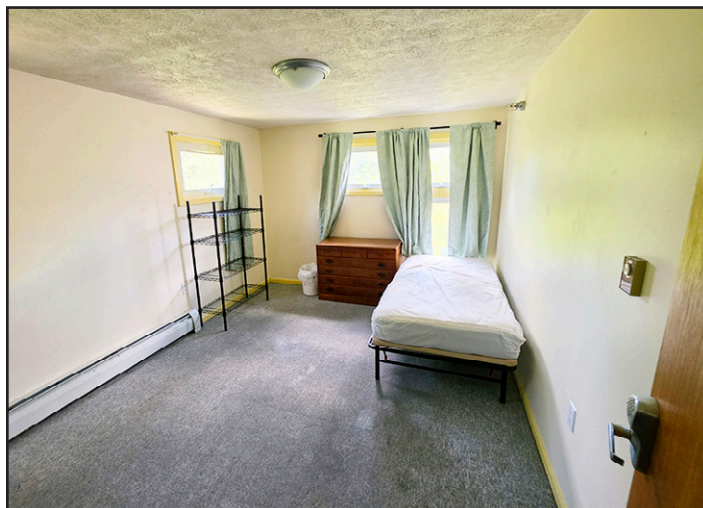


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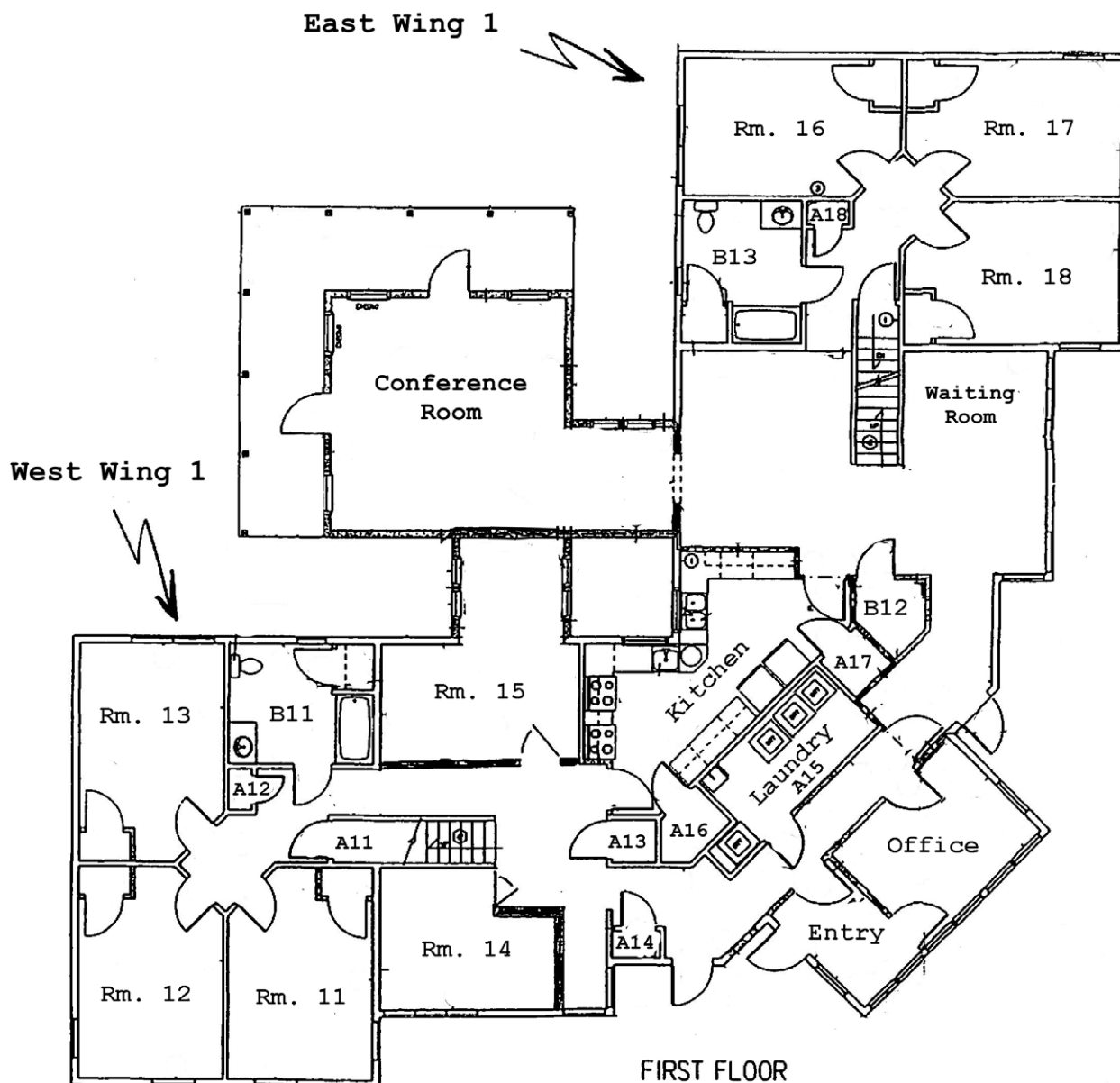
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130 S. HIGH ST - BRIDGTON FLOOR PLAN: FIRST FLOOR

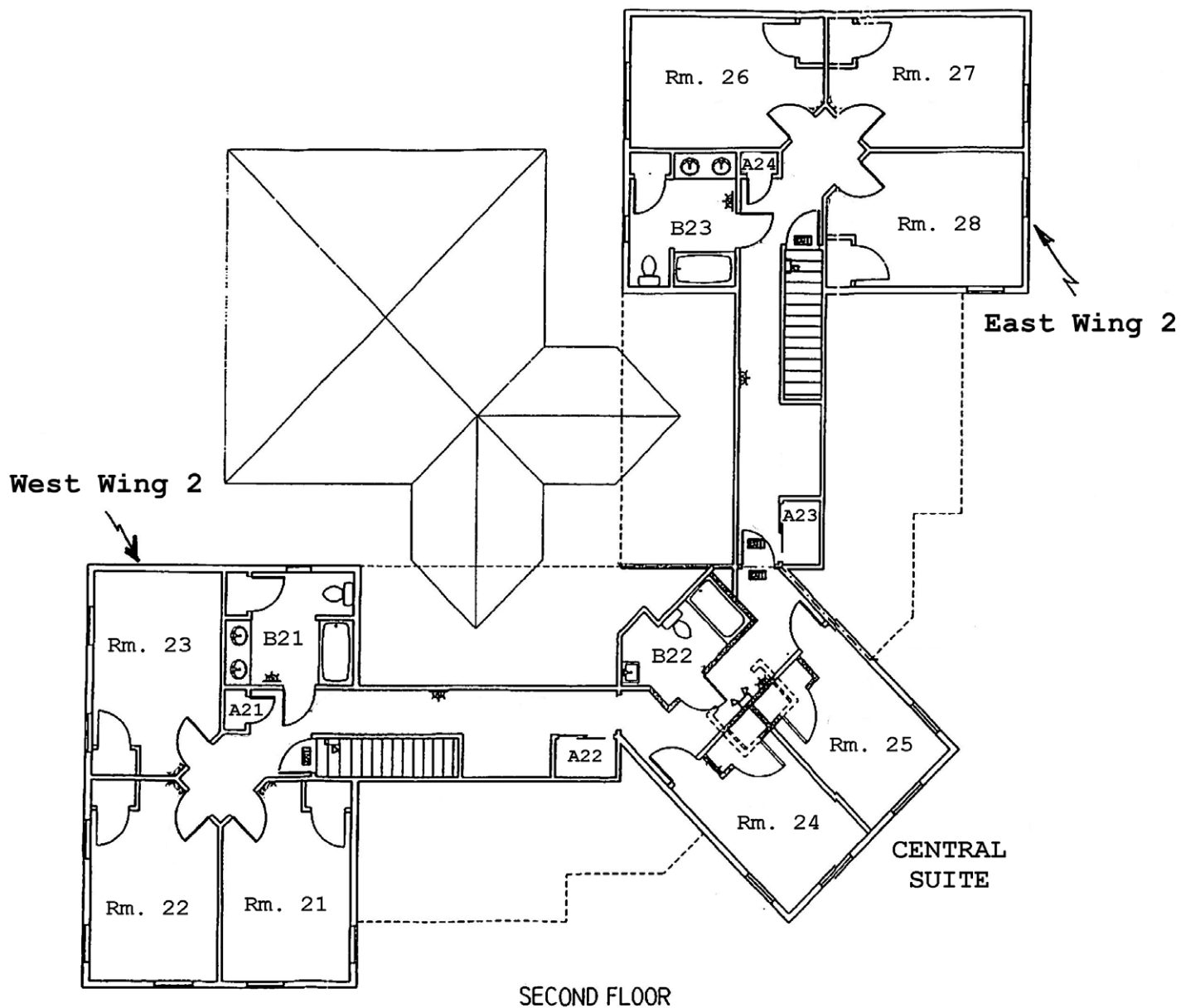


A13...Janitor's Closet
A14...Water Main Closet
A16...Kitchen Utility Closet
B12...Mail Room

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

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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:

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.