



ROCK  ROW

100 QUARRY DRIVE
PORTLAND, ME 04102

 WATERSTONE
PROPERTIES

+


THE BOULOS
COMPANY

CAMPUS ACCESS LOCATION & ACCESSIBILITY



100
QUARRY DRIVE

ROCK ROW CAMPUS

EXIT
47 ↗

95

EXIT
48 ↗



Development Highlights

ROCK ROW BY THE NUMBERS

2.3 MILLION SF PLAYGROUND

Rock Row is a 2.3 million square foot, \$600 million, open-air mixed-use community and innovation district centered around a 250-foot deep, 26-acre natural quarry. Situated in the largest metropolitan area north of Boston, Rock Row will be a center of gravity for Portland's major universities and will feature a 200,000 square-foot medical campus anchored by New England Cancer Specialists, an affiliate of the Dana-Farber Cancer Institute.

200K SF

MEDICAL/R&D
SPACE

300K SF

RETAIL & FOOD
STREETSCAPE

400K SF

CLASS A
OFFICE

1,200

LUXURY
APARTMENT
UNITS

20K SF

NATIONAL
AWARD-WINNING
DINING SCENE

80K SF

STATE-OF-THE-ART
GROCER

250 FT

DEEP BLUE ROCK
QUARRY

350+

HOTEL
KEYS

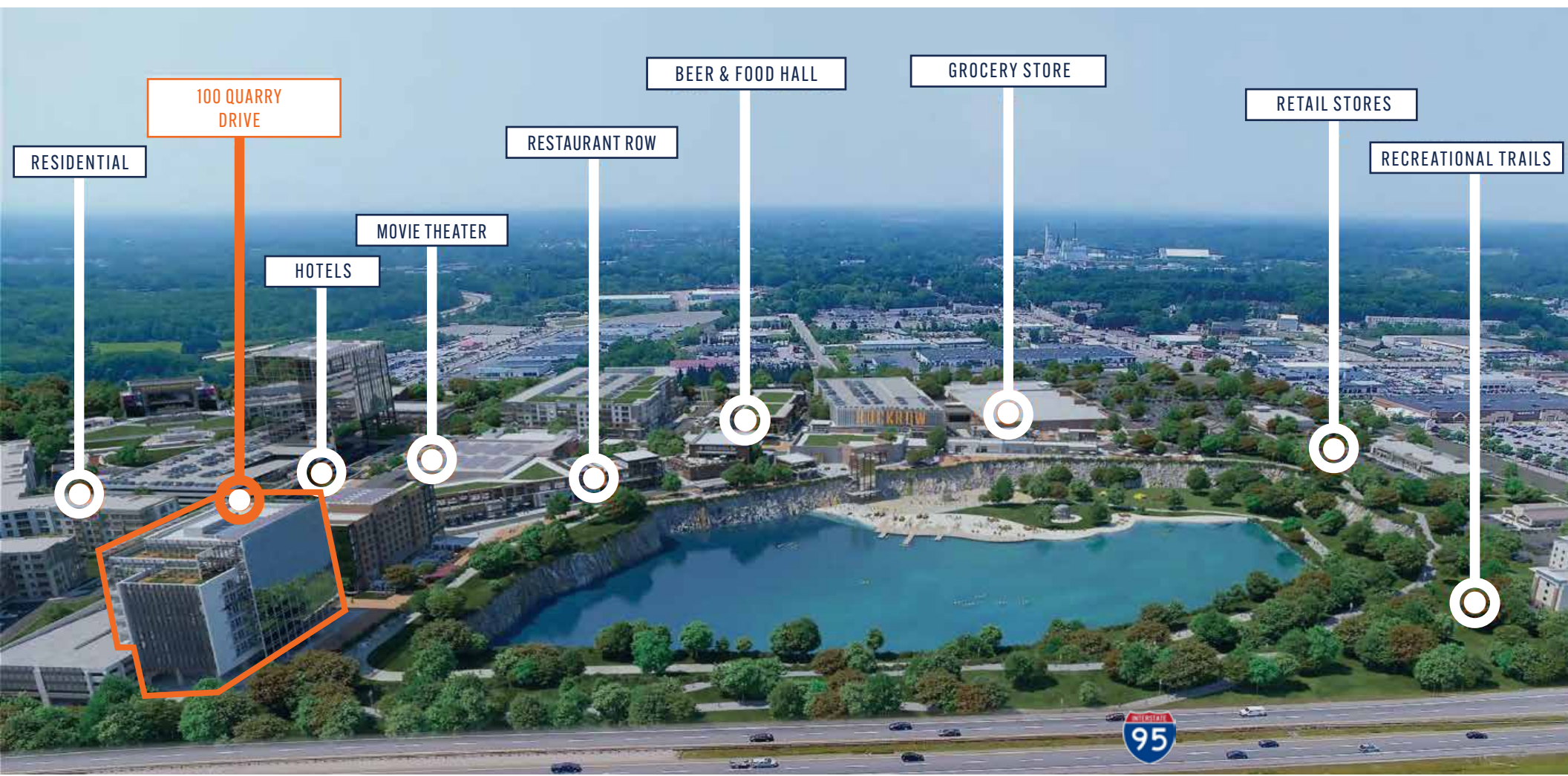
Anchor Tenants:



URBAN PLACEMAKING PERFECT CAMPUS BALANCE



URBAN PLACEMAKING ROCK ROW RISES



ROCK ROW AMENITIES

RESIDENTIAL PLACEMAKING

WELCOME HOME

650 UNITS

287 UNITS

326 UNITS

OVER 1,200 APARTMENTS

LIFESTYLE COMFORT AND CONVENIENCE

LIVE, WORK AND PLAY

95

LIFESTYLE PLACEMAKING

ADDITIONAL AMENITIES

FITNESS

CHILDCARE PROGRAM

PUBLIC GREENSPACE

95

ROCK ROW AMENITIES

HOTEL PLACEMAKING

WORLD CLASS HOSPITALITY

Element Hotel

Boutique Hotel

OVER 350 KEYS ON-SITE

FIRST COMMITTED ELEMENT HOTEL

ACCESS EASE AND LONG STAY DESTINATION

95

RESTAURANT PLACEMAKING

A CURATED COLLECTION

CHEESE LOUISE

CHEESE LOUISE

AKHTAR NAWAB

AKHTAR NAWAB

GERMAN LUCARELLI

GERMAN LUCARELLI

OVER 400K SF SHOPPING & RETAIL

MORE THAN 20 CHEF-DRIVEN RESTAURANTS

UNIQUE AMBIANCE AND CURATED VIBRANCY

95

W

FOR LEASE | 100 QUARRY DRIVE, PORTLAND
NEW CONSTRUCTION CLASS A OFFICE SPACE



PROPERTY HIGHLIGHTS

- New construction Class A office building with prominent Portland location in the new Rock Row development
- Situated between the new state-of-the-art Rock Row Health Campus and Mixed-Use Urban Village
- Excellent highway visibility along Interstate I-95 with 99,924 cars per day and easy access from the highway via Westbrook Arterial, Main Street or Larrabee Road.
- Location offers amazing views of the quarry, the Rock Row neighborhood, and the White Mountains.

FOR LEASE | 100 QUARRY DRIVE, PORTLAND
NEW CONSTRUCTION CLASS A OFFICE SPACE



PROPERTY HIGHLIGHTS

- On-site parking with attached garage and valet-serviced drop-off area
- On-site childcare and food/café user
- Direct access to the 1-mile Quarry trail and 70±-mile Portland Trails network
- Accommodating tenants for 10,000-120,000± SF

Plaza Renderings | Coming in 2026

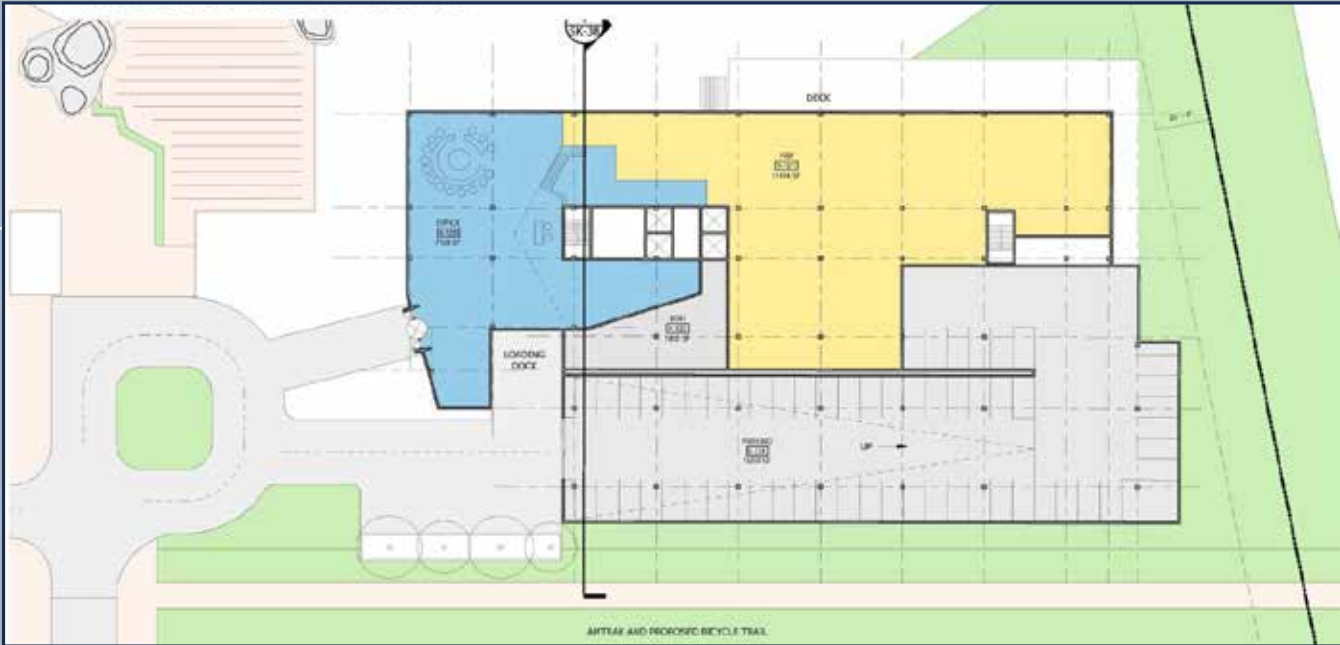


Current Site Photos

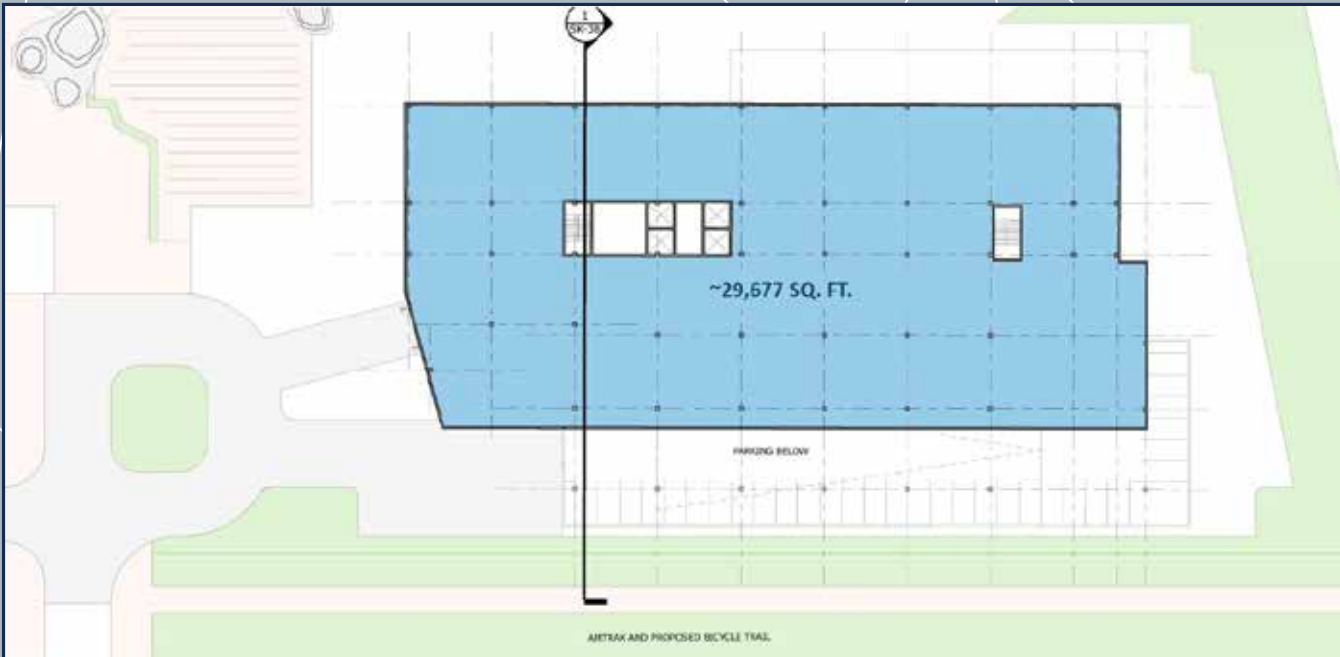


FLOOR PLANS

GROUND LEVEL



LEVELS 4-6





WESTBROOK • PORTLAND, ME

CONTACT US FOR MORE INFORMATION ON LEASING AT 100 QUARRY DRIVE

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Rock Row is a Waterstone development.



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