

126 MAIN STREET - TOPSHAM

PROFESSIONAL OFFICE SPACES FOR LEASE



SPACE TYPE: OFFICE

EXCELLENT VISIBILITY ON ROUTE 201

SPACE RANGE: 200 - 300+/- SF

SINGLE USER SECOND FLOOR SPACES

ZONING: VC - VILLAGE CENTER

BUILDING RENOVATED IN 2014

SIGNAGE: PYLON AND ON BUILDING

JUST MINUTES FROM I-295 & BRUNSWICK/
TOPSHAM BYPASS

PARKING: 45+/- SPACES IN SHARED LOT

LEASE RATE: \$500 - \$700/Mo Gross



For more information contact:

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www.balfourcommercial.com



OWNER	Main Street Leasing LLC		
TOTAL BUILDING SIZE	20,615+/- SF		
SPACE BREAKDOWN	FLOOR	SF+/-	RATE
	SUITE 202	Second	300+/- SF
	SUITE 203	Second	200+/- SF
	SUITE 204	Second	200+/- SF
ZONING	VC - Village Center		
STREET FRONTAGE	250+/- Ft		
PARKING DESCRIPTION	45 shared spaces in private lot		
SIGNAGE	Pylon and on building		
TRAFFIC COUNT	11,920 AADT18		
UTILITIES	TYPE		
	ELECTRICITY	Circuit Breakers, Three-phase	
	SEWER	Public	
	WATER	Public	
	HEAT SYSTEM	FHA; Natural Gas	
	COOLING	HVAC	
ANCHOR TENANTS	Brunswick Martial Arts; Mullen's Driving School; Elan Hair Studio		

OVERVIEW

Position your business for success in this high-visibility, multi-tenanted retail and office building ideally positioned along heavily traveled Route 201 in Topsham. Just minutes from I-295 (Exit 31) and the Brunswick–Topsham Bypass, the property provides outstanding accessibility. Renovated in 2014, the building combines practical layout with modern updates, offering a clean, well-maintained environment designed to support your business in one of Topsham's most accessible commercial locations.

Situated near the vibrant Main Street Village, the location benefits from consistent local traffic as well as regional visitors traveling through the corridor. Available upper-level single-user office suites are conveniently located along the same hallway, creating a cohesive and professional setting well suited for a variety of office and service-oriented uses. Tenants also enjoy access to a shared kitchenette and two shared restrooms, enhancing day-to-day functionality.



ABOUT TOPSHAM

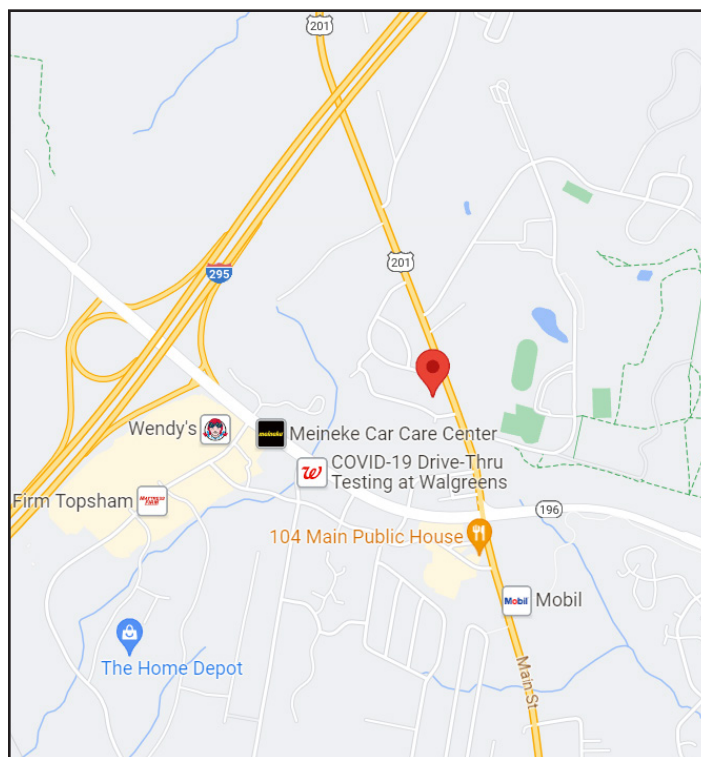
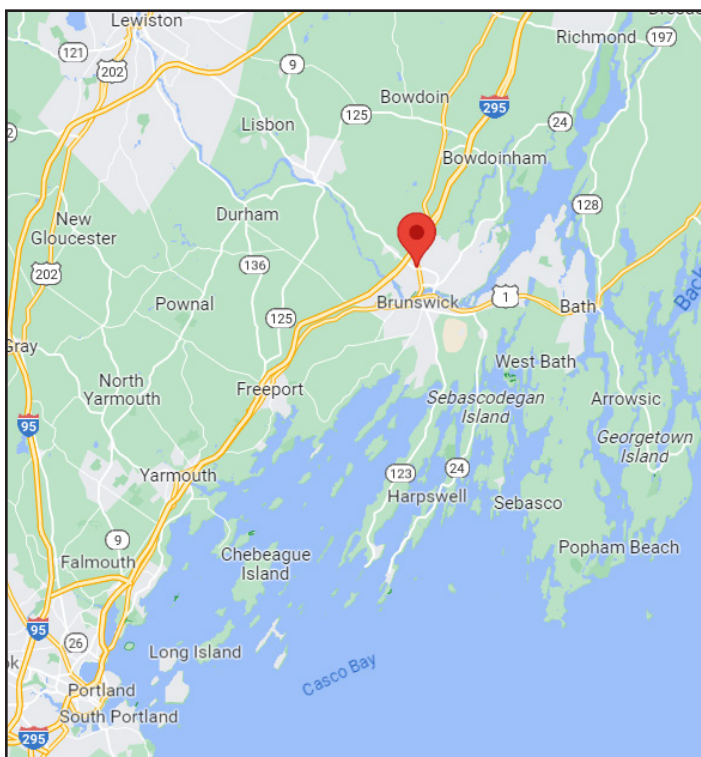
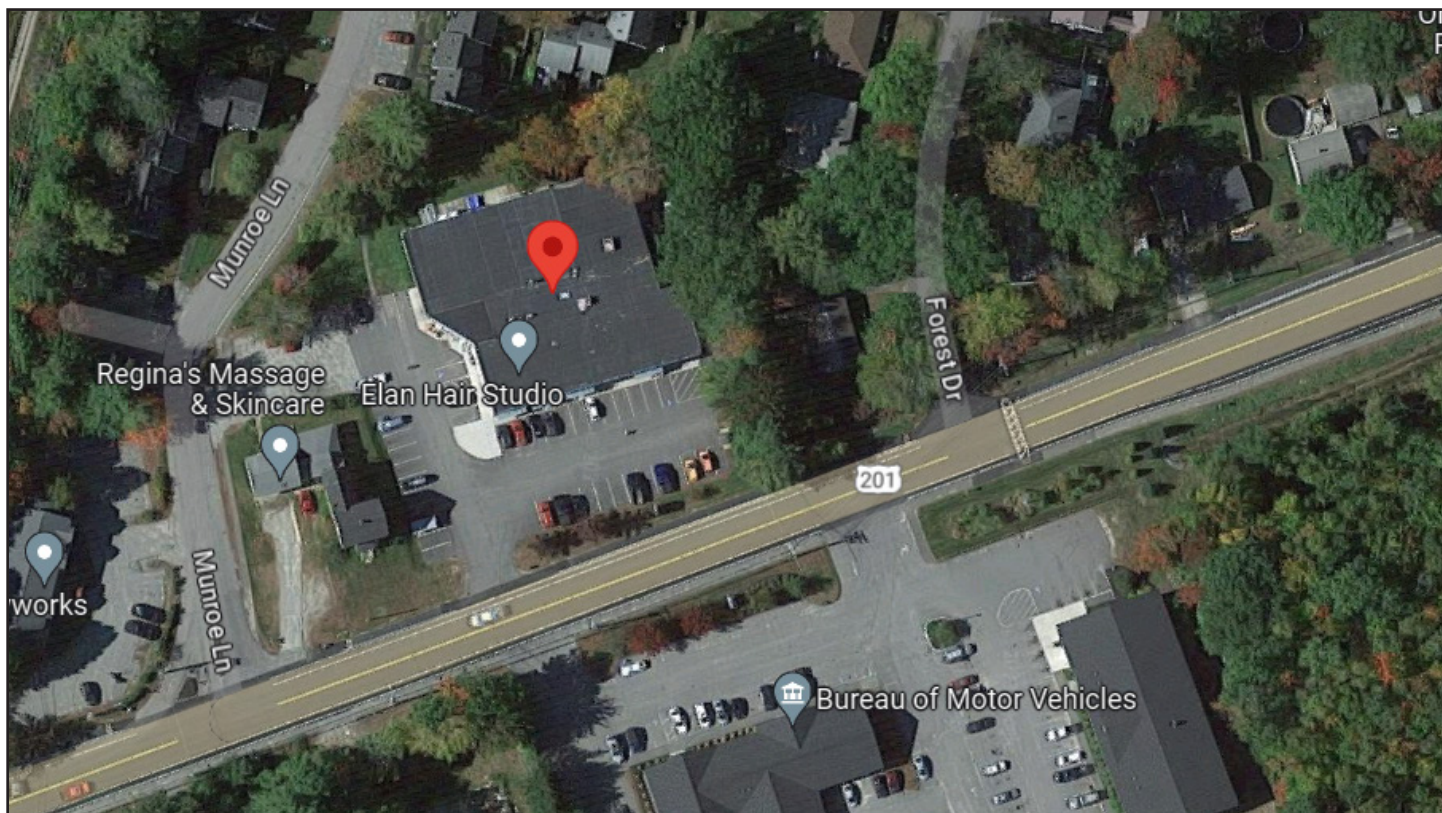
Incorporated in 1764, Topsham encompasses nearly 44 square miles. It is a suburban residential community with a strong and growing business base, including construction companies, automobile dealerships, health-care agencies, and engineering and legal firms. Located in the heart of Maine's scenic midcoast region at the nexus of Maine's major population centers of Portland, Lewiston, and Augusta, Topsham is a great place to locate your business. Topsham is also within minutes of breath-taking ocean vistas and world-class winter recreation areas. It is one of the most sought-after retirement destinations in New England.

Topsham is at "Maine's Commerce Crossroad". A centralized location on the I-295 and Route 1 corridor, coupled with easy access to Portland International Airport and Brunswick Executive Airport, and the realization of Amtrak service to downtown Brunswick, make transportation and access easy. Visit Southern Midcoast Maine, and learn what we have to offer both for your business, and your life.

The Southern Midcoast Region is an ideal location for doing business. The combination of a qualified labor force, superior healthcare, and strong public and higher educational systems, combined with Maine's renowned quality of life and place, create the perfect setting for business.

Information from: <https://www.topshammaine.com/economic-development> & <https://www.midcoastmaine.com/>

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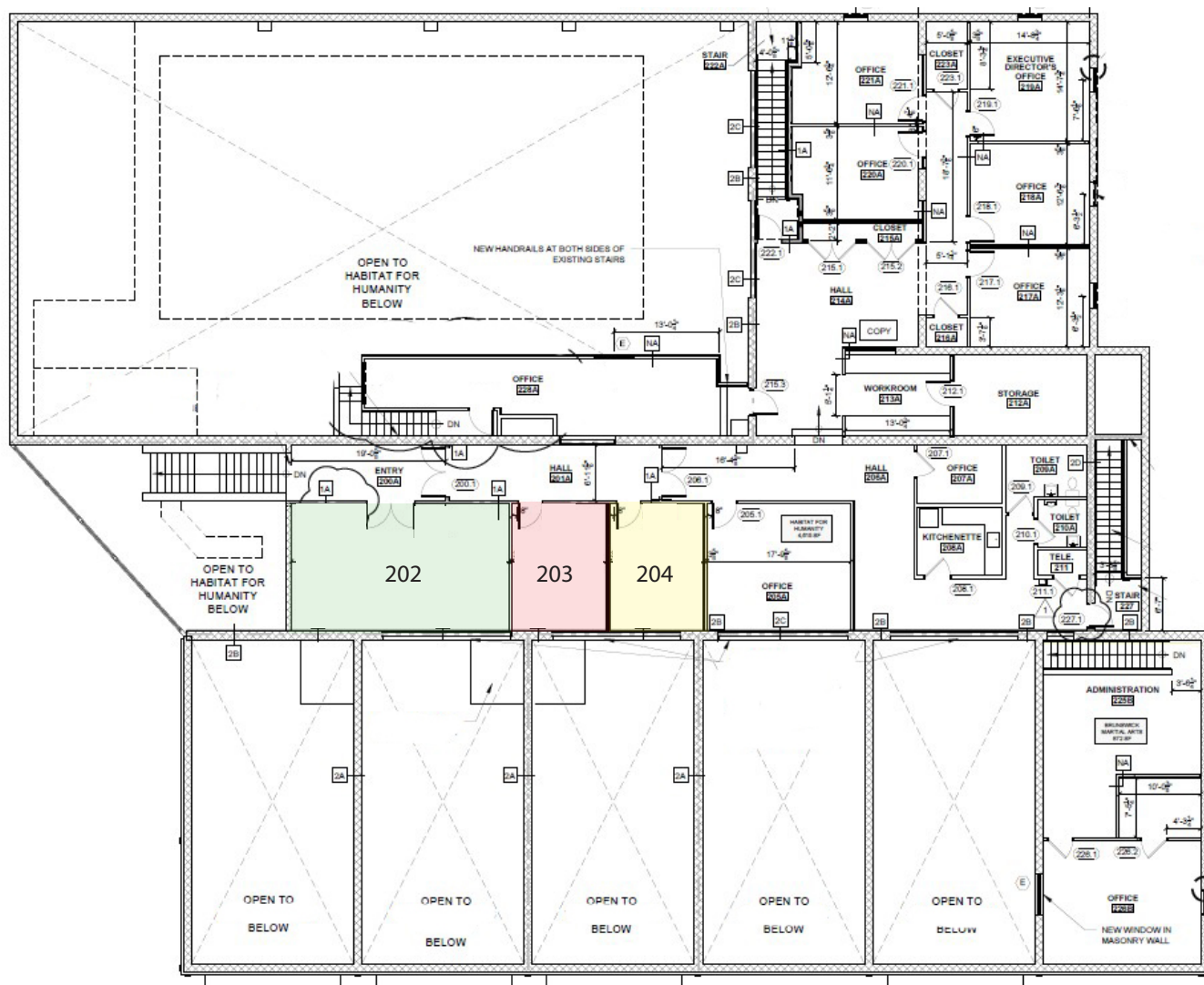
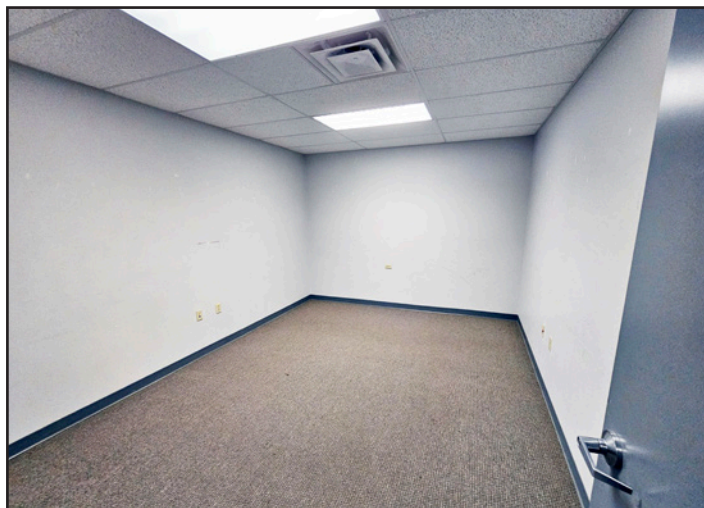
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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

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.