

10 MARKET STREET

SCARBOROUGH, ME 04074



THE
Downs

PRIME OFFICE SPACE

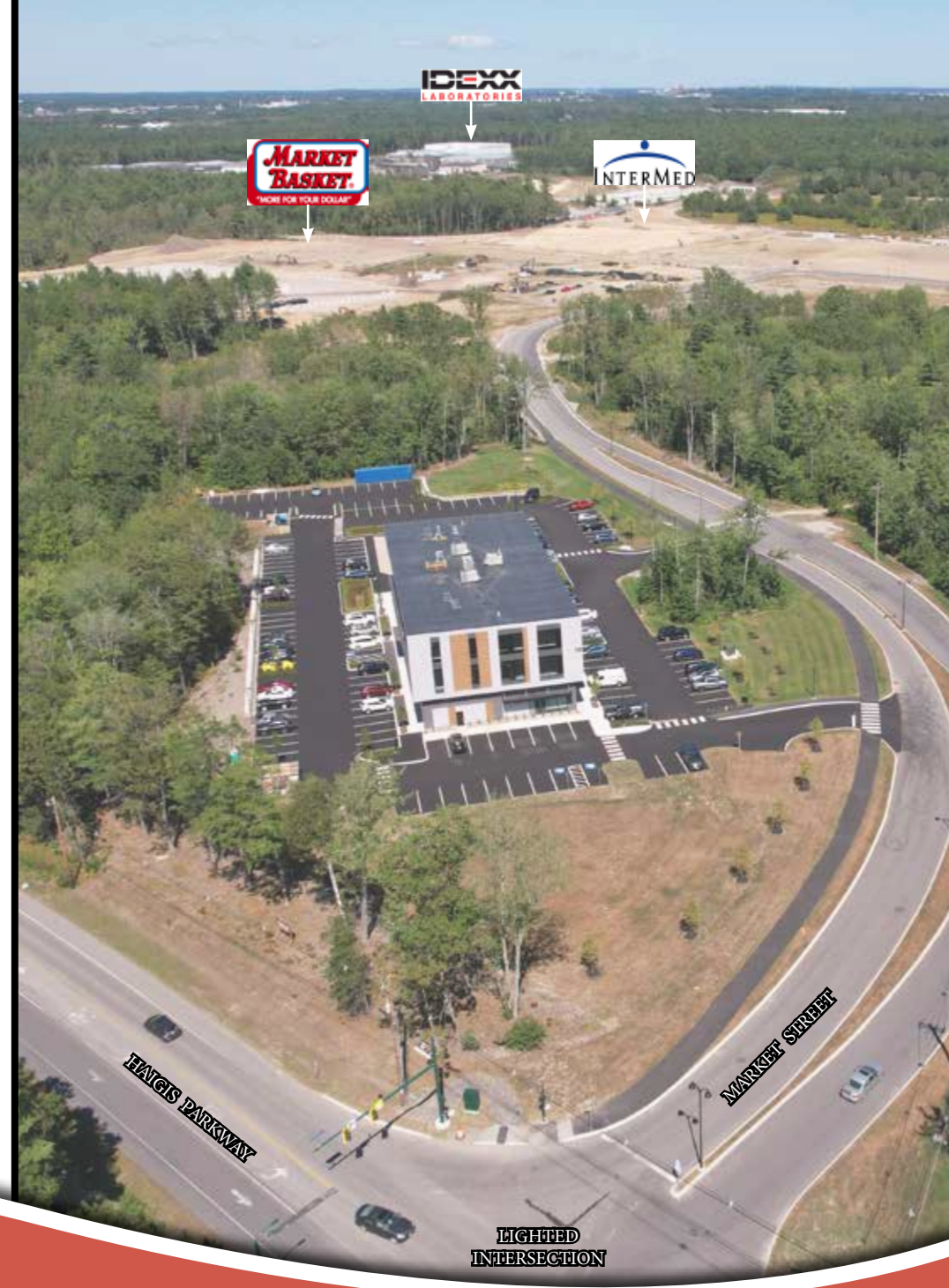


EXECUTIVE SUMMARY

The Downs is once again offering a unique opportunity for end users to be involved in the most exciting mixed-use, master-planned development in the State of Maine. 10 Market Street at The Downs is a 31,753 ± SF three-story building that has three commercial/office suites remaining on the second and third floors. See floor plan for details.

Each unit is part of a condominium association and is available for purchase. This is a rare opportunity to purchase and own a build-to-suit office or retail space of this size and scale, in this prime location. Each space will be delivered in a “vanilla shell” condition (see broker for details) to allow each user to tailor the finishes of the space to their individual and business specifications. In addition to this anchor building, plans call for a 4,750± SF restaurant and a 2,750± SF coffee shop.

10 Market Street at The Downs has received its certificate of occupancy and is ready for owner fit-up. Several businesses have already opened. Please contact us to discuss the reservation process to secure a unit today.



THE
DOWNS



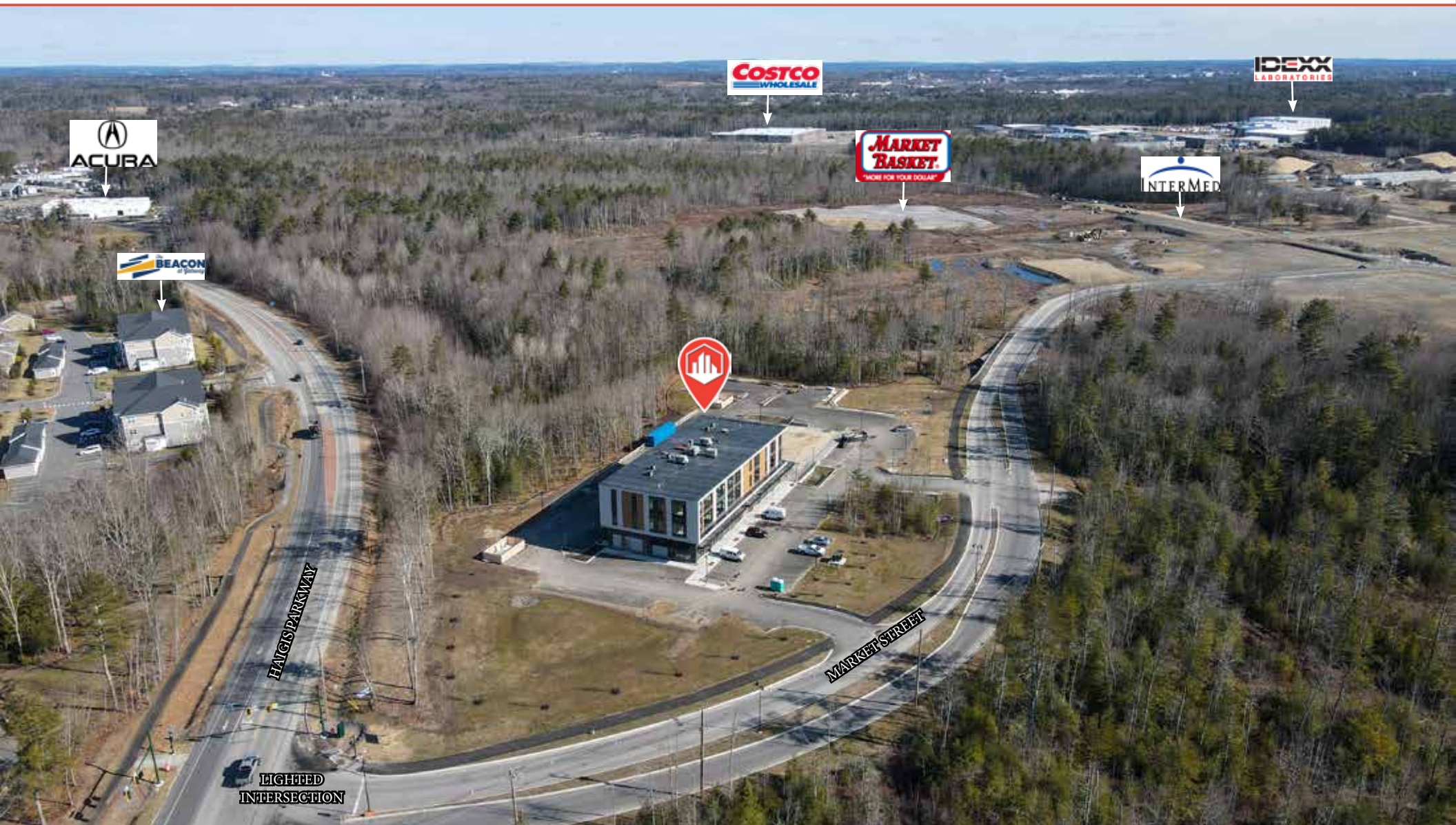
PHOTO PROGRESS
AS OF SEPTEMBER 2025

ASSET OVERVIEW

| | |
|------------------|-------------------------------|
| OWNER | 10 Market Street, LLC |
| NO. OF BUILDINGS | One (1) |
| BUILDING SIZE | 31,753± SF |
| STORIES | Three (3) |
| LAND AREA | 6.1± Acres |
| ZONING | Haigis Parkway |
| DATE AVAILABLE | Immediately |
| ELEVATOR | One (1) 7' x 6' Kone Elevator |
| PARKING | 192 spaces in-common |
| SALE PRICE | See Floor Plan |

THE
DOWNS

10 MARKET STREET AT THE DOWNS



SURROUNDING AREA

10 MARKET STREET AT THE DOWNS



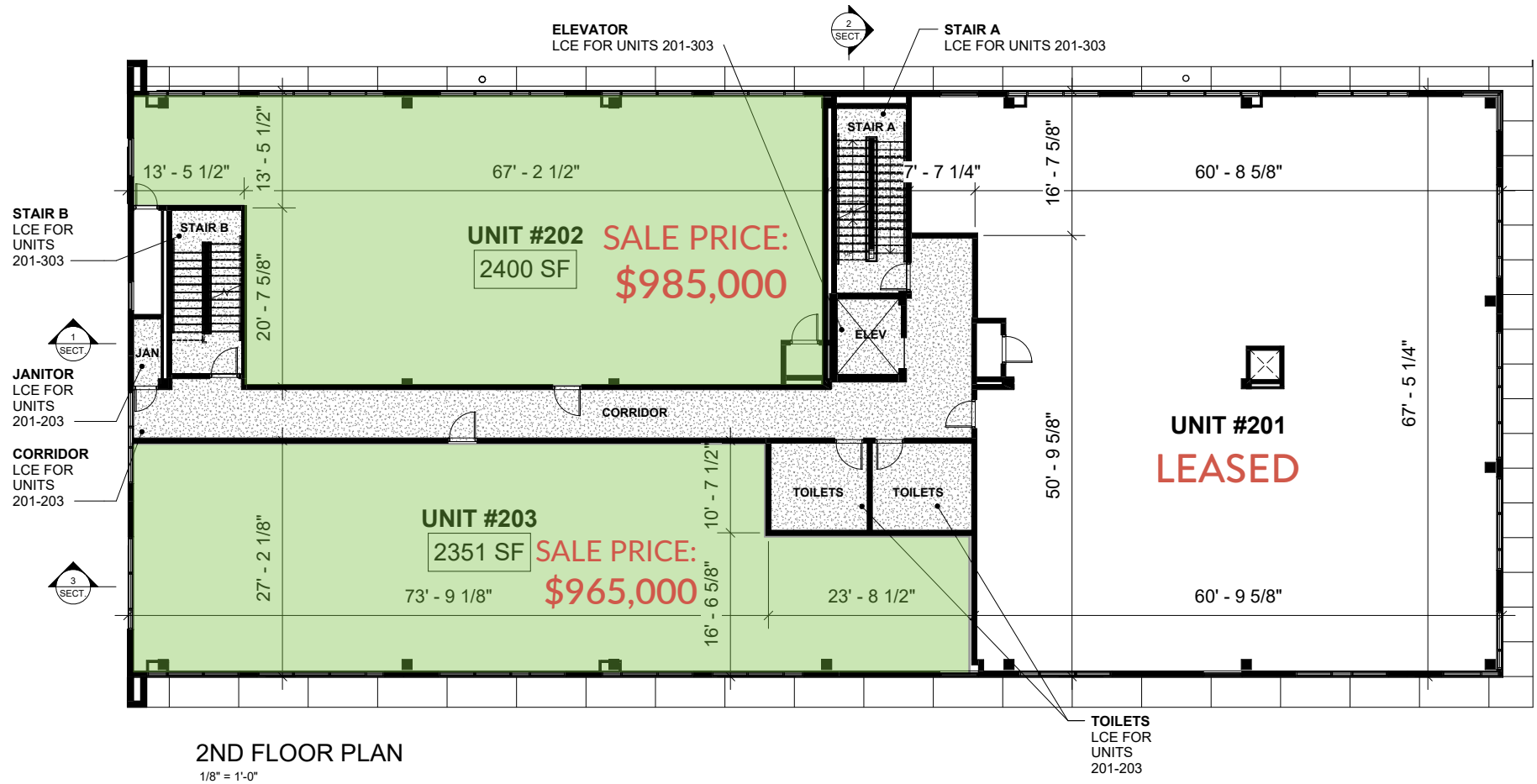
TRAFFIC COUNT

10 MARKET STREET AT THE DOWNS



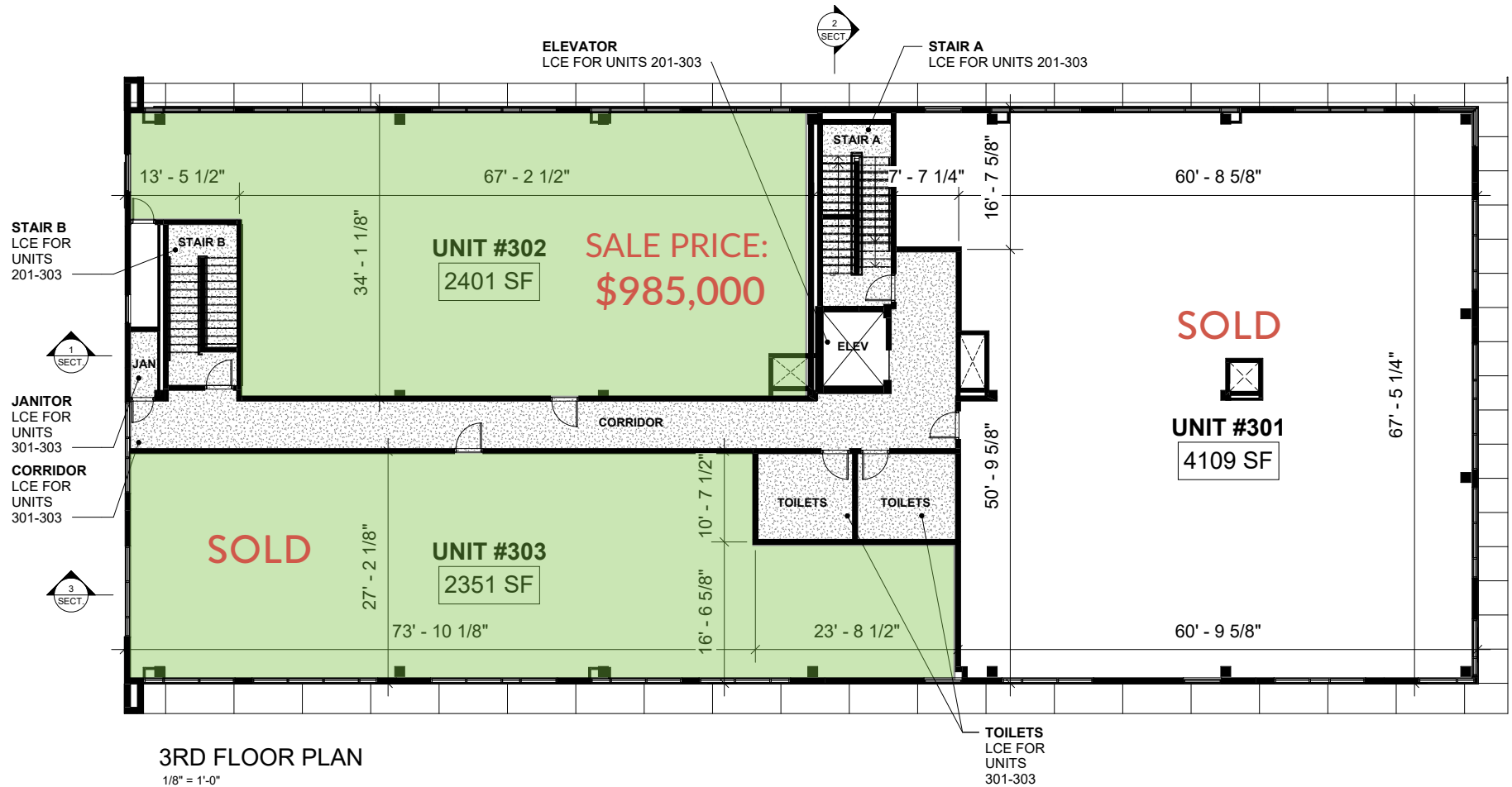
| | |
|--------------|------------|
| FIRST FLOOR | 10,499± SF |
| SECOND FLOOR | 10,627± SF |
| THIRD FLOOR | 10,627± SF |
| TOTAL SF | 31,753± SF |





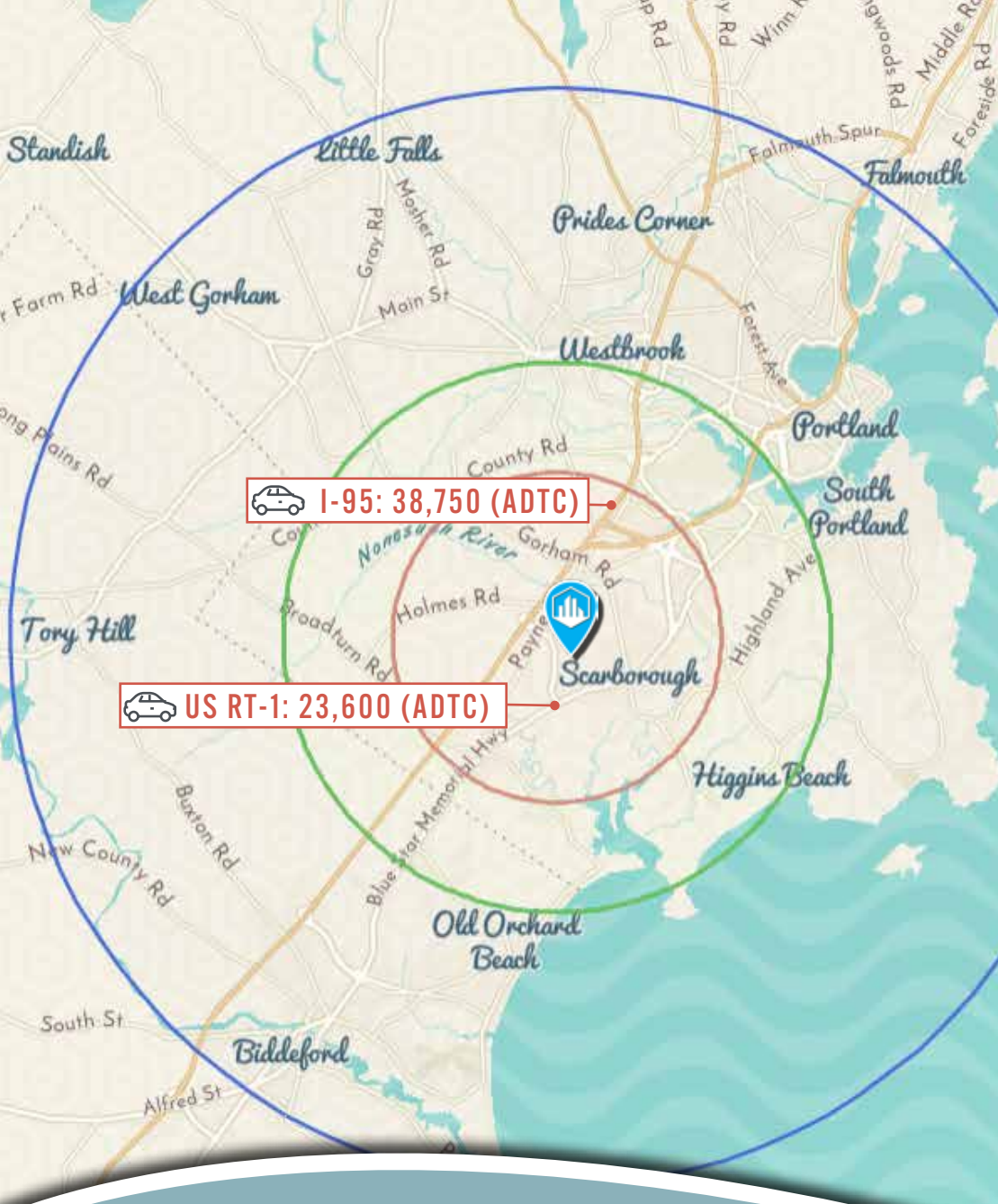
**SF = Usable Square feet

***Buyer responsible for their pro rata share of common areas



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DEMOGRAPHICS



POPULATION



HOUSEHOLDS



MEDIAN INCOME



TOTAL BUSINESSES

3 MILE RADIUS

15,797

6,707

\$91,096

1,360

5 MILE RADIUS

48,320

20,466

\$87,404

2,715

10 MILE RADIUS

221,758

98,037

\$78,338

10,970

DRIVE TIMES

09 MINS TO MAINE MALL

13 MINS TO SCARBOROUGH BEACH

13 MINS TO PORTLAND INTERNATIONAL JETPORT

16 MINS TO HIGGINS BEACH

17 MINS TO DOWNTOWN PORTLAND

1 HR 41 MINS TO BOSTON

| ACTIVITY | TYPICAL DEVELOPMENT | 10 MKT DEVELOPMENT |
|-----------------------------------|--------------------------|--------------------|
| LAND ACQUISITION | | |
| Site search for raw land | Purchaser responsibility | Included |
| Raw land purchase | Purchaser responsibility | Included |
| SOFT COSTS | | |
| Survey | Purchaser responsibility | Included |
| Wetland Study | Purchaser responsibility | Included |
| Soils report | Purchaser responsibility | Included |
| Environmental Permitting | Purchaser responsibility | Included |
| Traffic Study | Purchaser responsibility | Included |
| Site engineering | Purchaser responsibility | Included |
| Sewer impact fee analysis | Purchaser responsibility | Included |
| MDOT permitting | Purchaser responsibility | Included |
| DEP permitting | Purchaser responsibility | Included |
| Engineering for army corp permits | Purchaser responsibility | Included |
| Site design and approvals | Purchaser responsibility | Included |
| SITE WORK | | |
| Bringing utilities to site* | Purchaser responsibility | Included |
| Frontage on public roadway | Purchaser responsibility | Included |
| Clearing site | Purchaser responsibility | Included |
| Grading and leveling site | Purchaser responsibility | Included |
| Wetland mitigation | Purchaser responsibility | Included |
| Storm water installation | Purchaser responsibility | Included |
| Site driveway, parking, walkways | Purchaser responsibility | Included |
| Building pad site | Purchaser responsibility | Included |

| ACTIVITY | TYPICAL DEVELOPMENT | 10 MKT DEVELOPMENT |
|---|--------------------------|--------------------------|
| NOT INCLUDED IN SALE PRICE | | |
| Town of Scarborough sewer capacity reserve fees | Purchaser responsibility | Purchaser Responsibility |
| Town of Scarborough traffic impact fees | Purchaser responsibility | Purchaser Responsibility |
| Traffic pro-rata fees to developer | Purchaser responsibility | Purchaser Responsibility |
| Building design/permitting | Purchaser responsibility | Purchaser responsibility |
| Building construction | Purchaser responsibility | Purchaser responsibility |

OPPORTUNITY FOR FULL INTERIOR SPACE DESIGN AND CONSTRUCTION THROUGH THE DEVELOPER.

10 MARKET STREET
SCARBOROUGH, ME 04074

MARKETED BY



THE BOULOS
COMPANY

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