

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 $31,753 \pm$ 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 $4,750 \pm$ SF restaurant and a $2,750 \pm$ 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



ASSET OVERVIEW

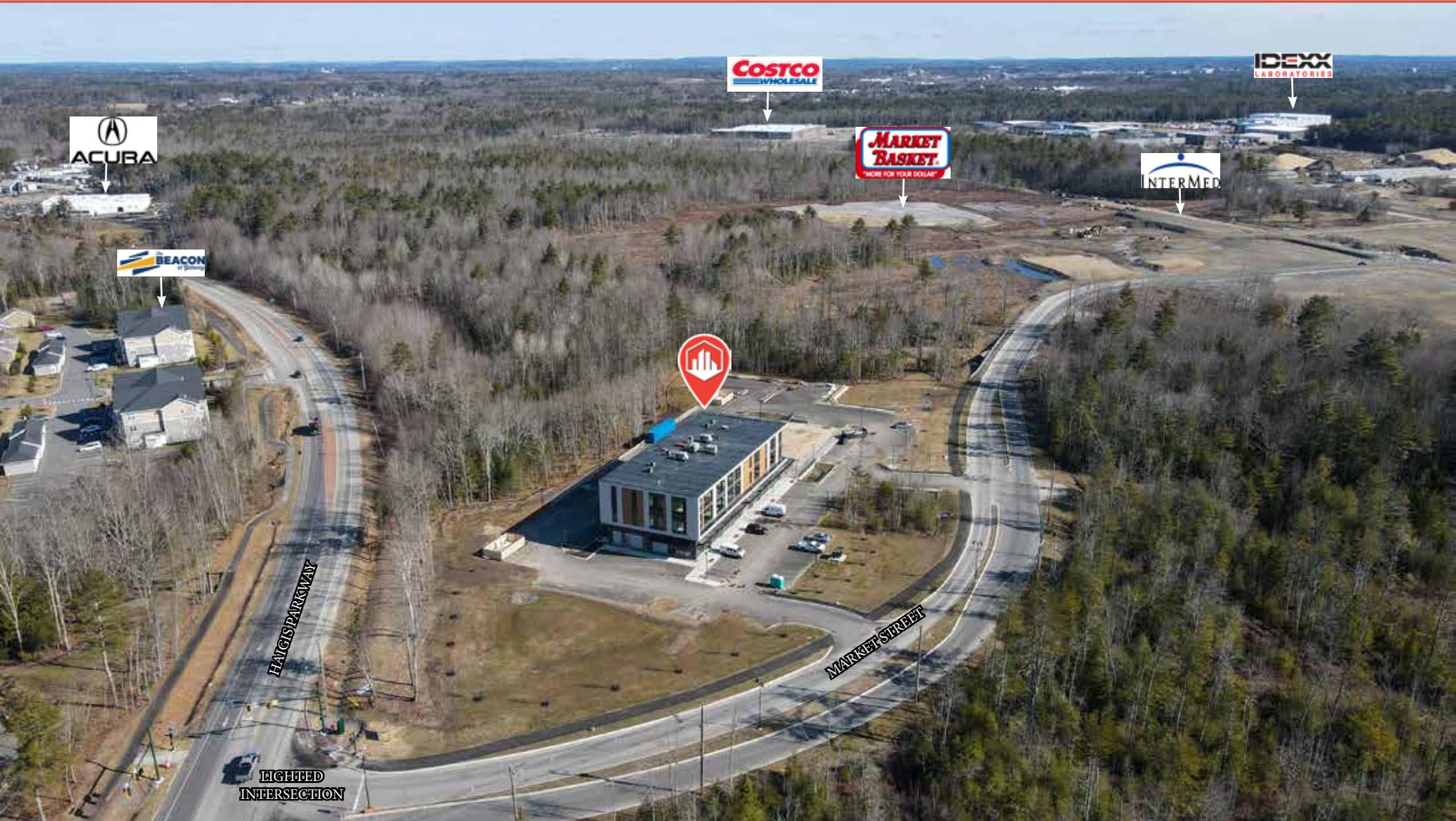


PHOTO PROGRESS
AS OF SEPTEMBER 2025

THE
DOWNS

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

10 MARKET STREET AT THE DOWNS



SURROUNDING AREA

10 MARKET STREET AT THE DOWNS

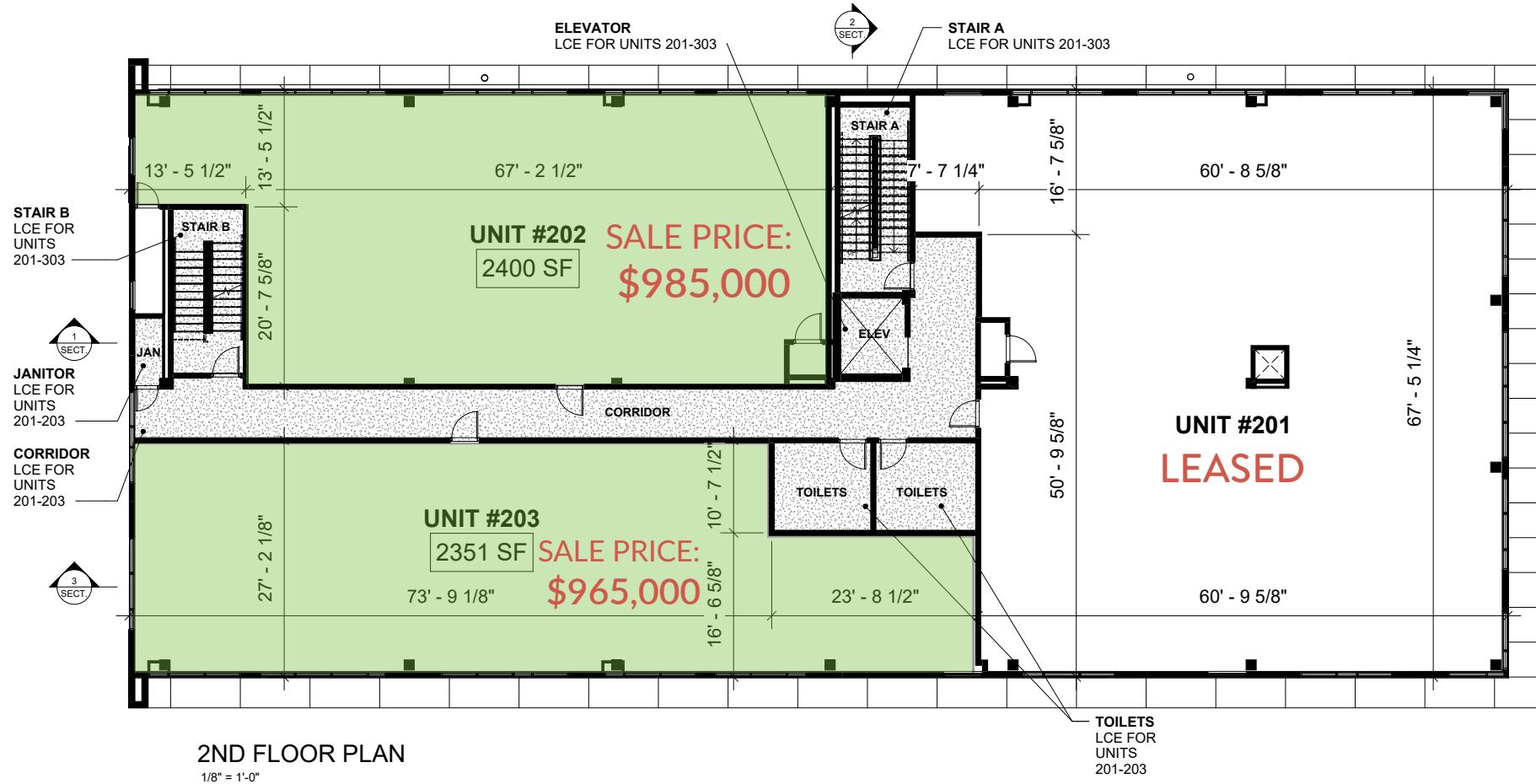


10 MARKET STREET AT THE DOWNS



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

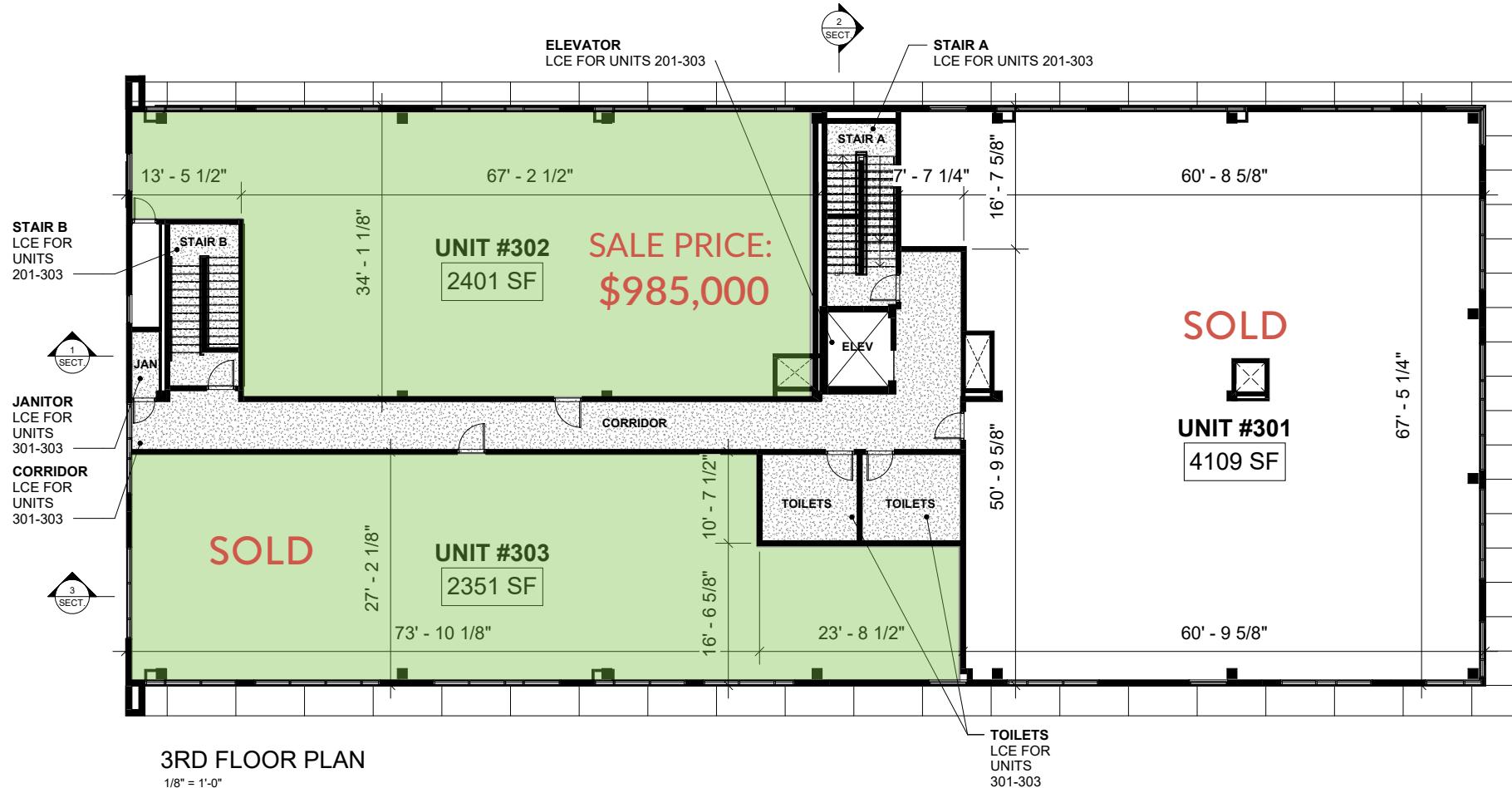




**SF = Usable Square feet

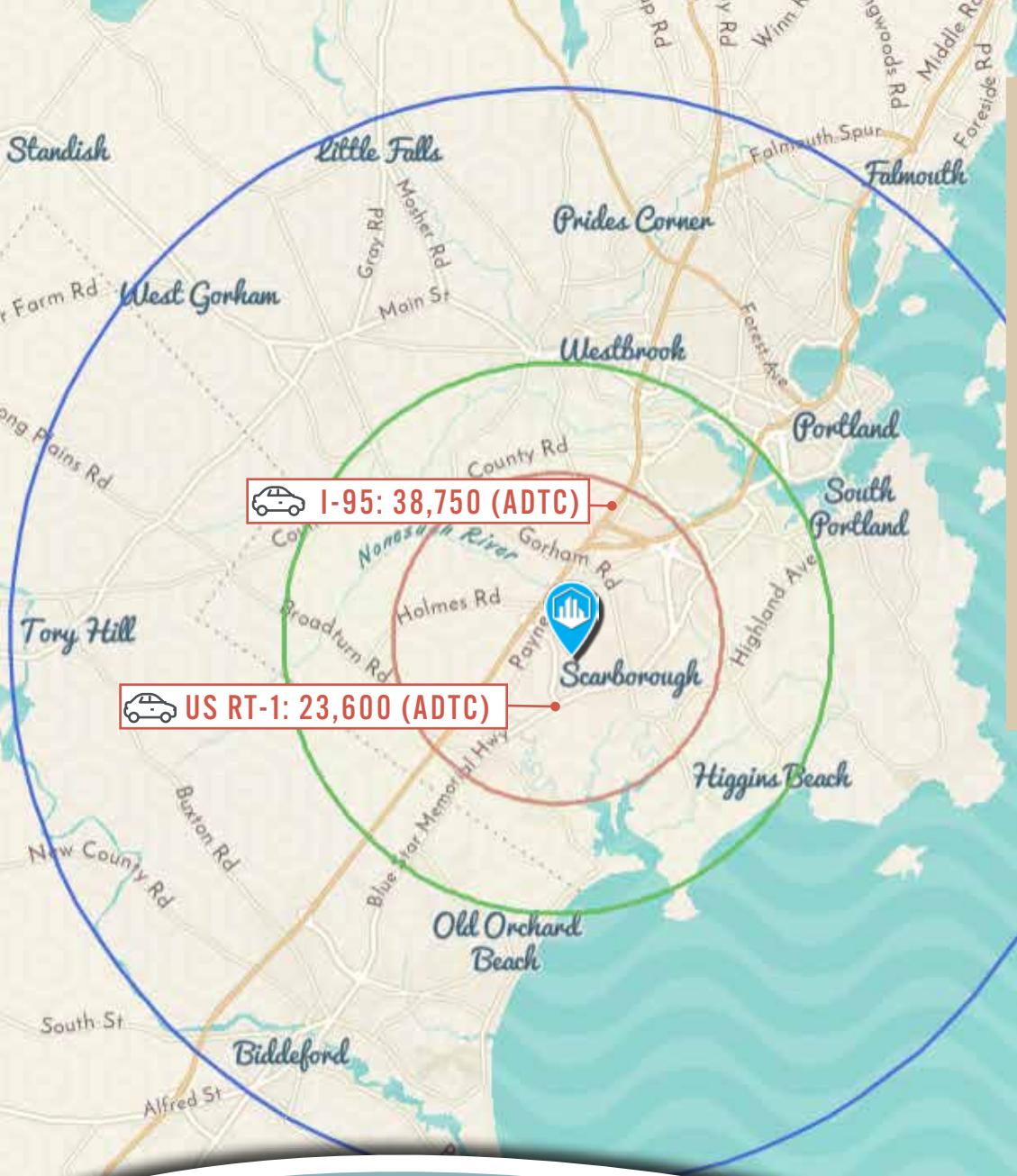
***Buyer responsible for their pro rata share of common areas

SECOND FLOOR OFFICE



**SF = Usable Square feet

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



<u>DEMOGRAPHICS</u>				
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

<u>DRIVE TIMES</u>
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.

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SCARBOROUGH, ME 04074

MARKETED BY



THE BOULOS
COMPANY

One Portland Square, Suite 400, Portland, ME 04101
207.772.1333 O 207.871.1288 F | boulos.com



JONATHAN RIZZO, SIOR

Partner

207.553.1712

jrizzo@boulos.com



DREW SIGFRIDSON, SIOR

Senior Partner

207.553.1705

dsigfridson@boulos.com

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