

# 18 & 22 MOLLISON WAY LEWISTON, ME



**PORTA & CO.**

COMMERCIAL REAL ESTATE



# Investment Summary

## Overview

18 & 22 Mollison Way is a two-story, multi-tenant office/recreation property totaling 59,592 square feet of net rentable area on a 7.33 acre site, plus a 1.19± acre vacant development site in Lewiston, Maine. Constructed in 1991 of concrete block and steel construction, the building is in well-maintained condition and experienced many new upgrades in recent years. The property is currently 77% occupied by local and regional tenants including Just-In-Time Recreation, Sweetser Services, and Health Care Resource Centers (HCRC) who have all made long-term commitments to the building and community. The value-add opportunity to the rent roll exists through absorption of the 13,486 SF 2<sup>nd</sup> floor finished office/assembly space which is accessed by an elevator and event staircase.

## Market

The Lewiston-Auburn area has seen a steady job market. Major sectors contributing to employment include healthcare, manufacturing, education, and retail. The presence of institutions like Central Maine Medical Center, Bates College, Central Maine Community College and several other establishments fosters stability in the local economy. The overall cost of living in Lewiston and Auburn is generally lower than Southern Maine. This affordability makes it appealing for businesses to operate in the region, as expenses related to office space, wages, and utilities are comparatively lower.

Per square foot rents for office inventory ranges from \$15.00-20.00/SF MG, with cost-basis ranging from \$75 to \$150 per square foot depending on location, overall quality, parking, and interior programming.

## Sale Process & Timeline

We are offering 18 & 22 Mollison with an asking price of **\$3,945,000**. We will conduct tours as requested and offers will be considered on a rolling basis.

## CONTACTS



**Tim Millett, CCIM**

Partner

C: 207-713-6995

O: 207-747-1515

[tmillett@portacompany.com](mailto:tmillett@portacompany.com)





# Investment Highlights



## STABILITY

77% of the rent roll is secured by three (3) anchor tenants all with 4+ years of term at lease rates in the low-mid teens PSF which is far below replacement.



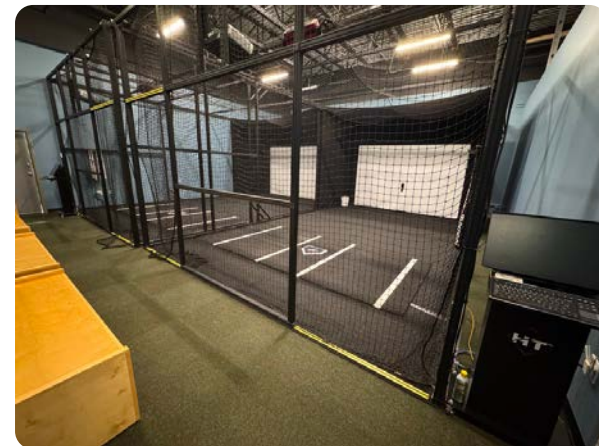
## VALUE-ADD OPPORTUNITIES

- Vacant 1.19 acre lot ready for development
- 13,486 SF of finished 2<sup>nd</sup> floor office/assembly/event space presents an opportunity to improve revenue in nicely renovated space with elevator access.



## Market Advantages

- Lewiston is the second-largest city in Maine
- Meaningful cost differential compared to Portland and southern Maine
- Strong workforce base with diverse labor pool
- Growing market with long-term upside
- Pro-business municipal environment



## PRIME LOCATION

18-24 Mollison is in a prime location situated in a growing and diverse business park with public transit and 400+ parking spaces. The site offers well-manicured grounds, walkways and common areas which elevate customers experience.



**PORTA & CO.**

COMMERCIAL REAL ESTATE



# Property Description

## Site Information

<b>Address:</b>	18 & 22 Mollison Way Lewiston, ME
<b>Owner:</b>	Lewiston Properties, LLC
<b>Map/Lot:</b>	169 / 025 & 26
<b>Book/Page:</b>	7182 / 150 & 8845 / 313
<b>Acreage:</b>	7.33 ± AC 1.19± AC- 22 Mollison (unimproved)
<b>Building Size:</b>	59,592± SF
<b>Tenant Suites:</b>	Four (4)
<b>Year Built:</b>	1991
<b>Zoning:</b>	Community Business District (CB)
<b># of Floors:</b>	Two (2)
<b>Elevators:</b>	One (1)
<b>Sprinkler:</b>	Yes, 100%
<b>Utilities:</b>	Water - Municipal Sewer - Municipal Electricity - CMP Natural Gas - Unutil
<b>Parking:</b>	400± Spaces (6.7/1,000 SF)
<b>Assessed Value:</b>	\$3,215,600
<b>Financials:</b>	Inquire with brokers for financials with signed CA
<b>Sale Price:</b>	\$3,945,000 (\$66/RSF)

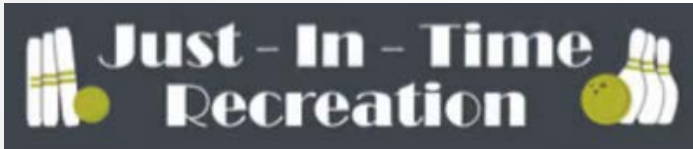


<b>77%</b> OCCUPANCY	<b>\$66/SF</b> LOW COST BASIS
<b>400+</b> PARKING SPACES	<b>59,592± SF</b> NET RENTABLE AREA
<b>\$320,053</b> CURRENT NOI	<b>8.12%</b> YEAR 1 CAP RATE





## Anchor Tenant Information



Family Restaurant & Event Venue  
Serving the Lewiston, ME Area  
Just-In-Time Recreation, or the event venue formerly known as Sparetime Recreation, has been in business at the subject location since 1998.

Recent improvements include a new bar area with extra space for seating and dining. Updated scoring for 22 10-pin lanes, reduced candlepin lanes down to 6, and a baseball simulator, softball simulator, and 2 golf simulators.

Conveniently located in Lewiston, ME, it is a great place for kids birthday parties or a corporate event.



Health Care Resource Centers in Lewiston offer specialized substance use disorder treatment to individuals in their journey to overcome opioid addiction. They provide a compassionate and non-judgmental environment, through each stage of your recovery with FDA-approved medication-assisted treatment (MAT)



Sweetser is a behavioral health nonprofit that provides evidence-based treatment, support and hope through a statewide network of community-based mental health, recovery, and educational services.



# Property Photos

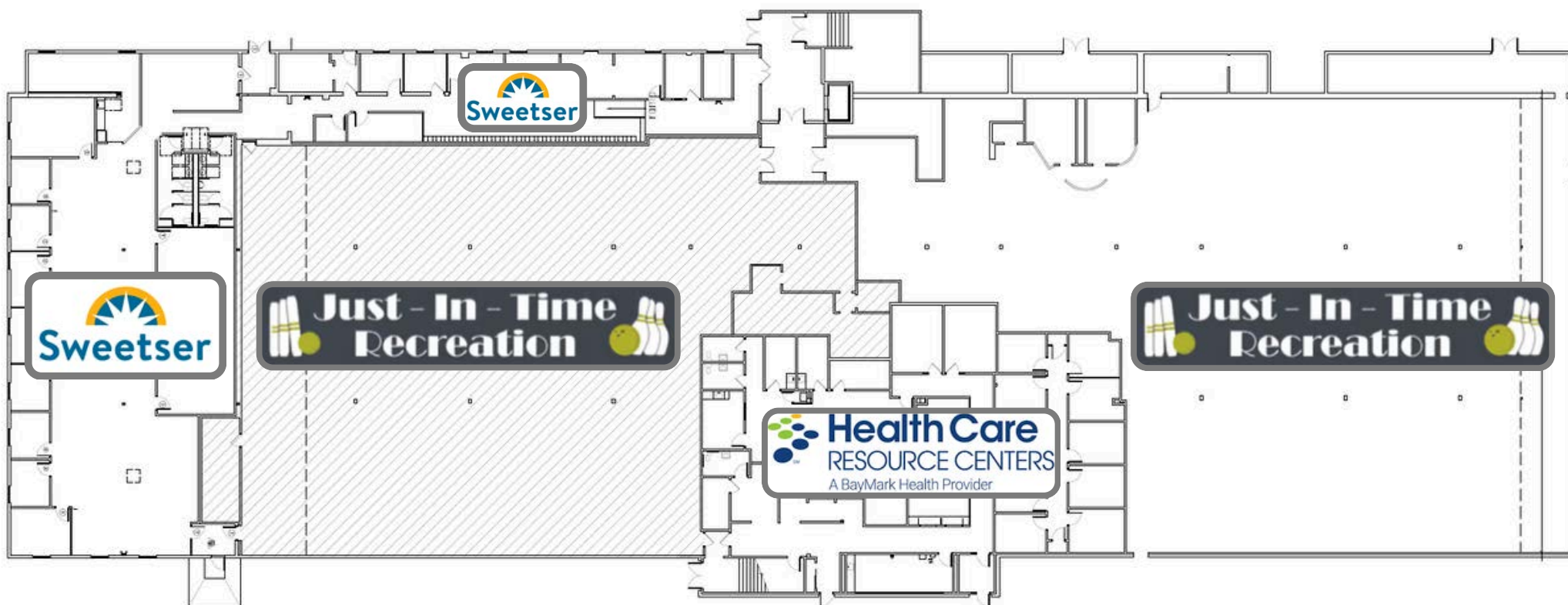






# Building Plans- 1<sup>st</sup> Floor

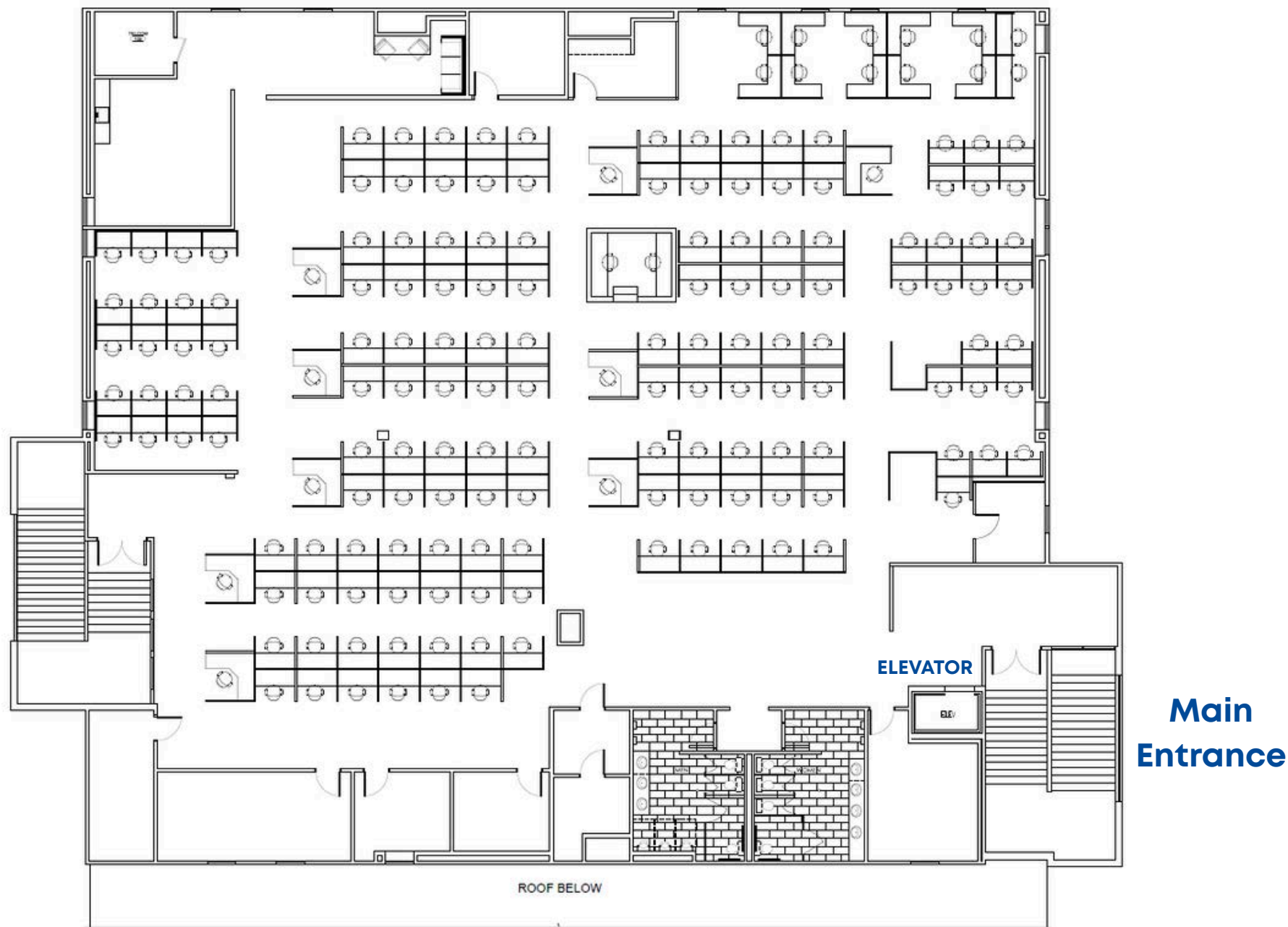
North  
Entrance



South  
Entrance



# Building Plans- 2<sup>nd</sup> Floor







# Location

## Overview

- Lewiston is Maine's second-largest city and a principal economic hub for Androscoggin County, strategically positioned in south-central Maine. The city forms the core of the Lewiston–Auburn Metropolitan Area (LA Metro), serving as a regional center for employment, healthcare, education, and commerce.
- Located approximately 35 miles north of Portland, Maine's largest metro, Lewiston benefits from proximity to coastal markets while offering lower operating and occupancy costs, making it attractive to businesses seeking efficiency without sacrificing access.



## Community & Lifestyle

- Population: ~38,772 (as of 2025 estimates)
- Median Household Income: Around \$56,558
- Median Home Value: Approximately \$320,000

## Location & Access

- Interstate 95 (Exit 80) approx. 10 minutes east:
- Portland (~35 minutes)
- Boston, MA (~2.5 hours)
- Nearest Airport: Auburn/Lewiston Municipal Airport

## Economy- Key Sectors

- Healthcare & Social Assistance
  - Largest employment sector in the city
  - Anchored by Central Maine Medical Center and regional healthcare providers
  - Supports demand for medical office, retail services, and workforce housing
- Education
  - Anchored by Bates College and regional higher-education institutions
  - Generates stable employment and consistent daytime population
- Manufacturing & Industrial
  - Attracts cost-conscious manufacturers and logistics users







# Aerial







**Tim Millett, CCIM**

Partner

C: 207-713-6995

O: 207-747-1515

[tmillett@portacompany.com](mailto:tmillett@portacompany.com)

**PORTA & CO.**

COMMERCIAL REAL ESTATE

This information has been obtained from sources believed reliable and is intended for informational use only. The information contained herein has not been verified for accuracy or completeness. It is recommended that prospective tenants and buyers conduct their own inspection of the property and verify all information. Any reliance on this information is solely at your own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.