

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 2nd 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



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Partner

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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.

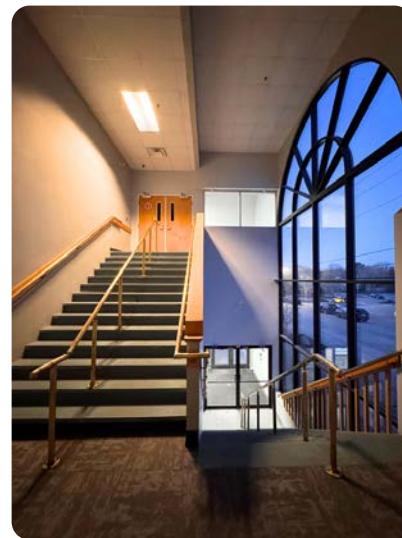


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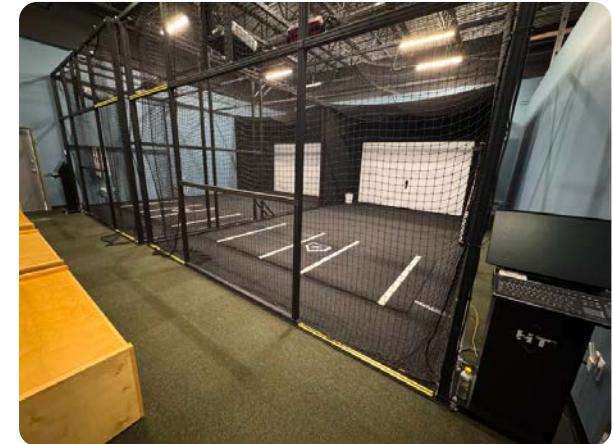
VALUE-ADD OPPORTUNITIES

- Vacant 1.19 acre lot ready for development
- 13,486 SF of finished 2nd 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.





Property Description

Site Information

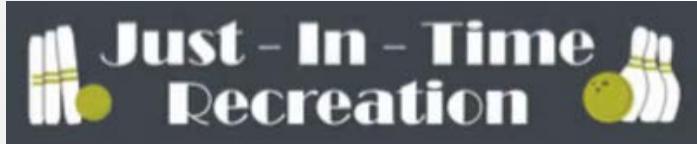
Address:	18 & 22 Mollison Way Lewiston, ME
Owner:	Lewiston Properties, LLC
Map/Lot:	169 / 025 &26
Book/Page:	7182 / 150 & 8845 / 313
Acreage:	7.33 ± AC 1.19± AC- 22 Mollison (unimproved)
Building Size:	59,592± SF
Tenant Suites:	Four (4)
Year Built:	1991
Zoning:	Community Business District (CB)
# of Floors: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



77% OCCUPANCY	\$66/SF LOW COST BASIS
400+ PARKING SPACES	59,592± SF NET RENTABLE AREA
\$320,053 CURRENT NOI	8.12% 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.



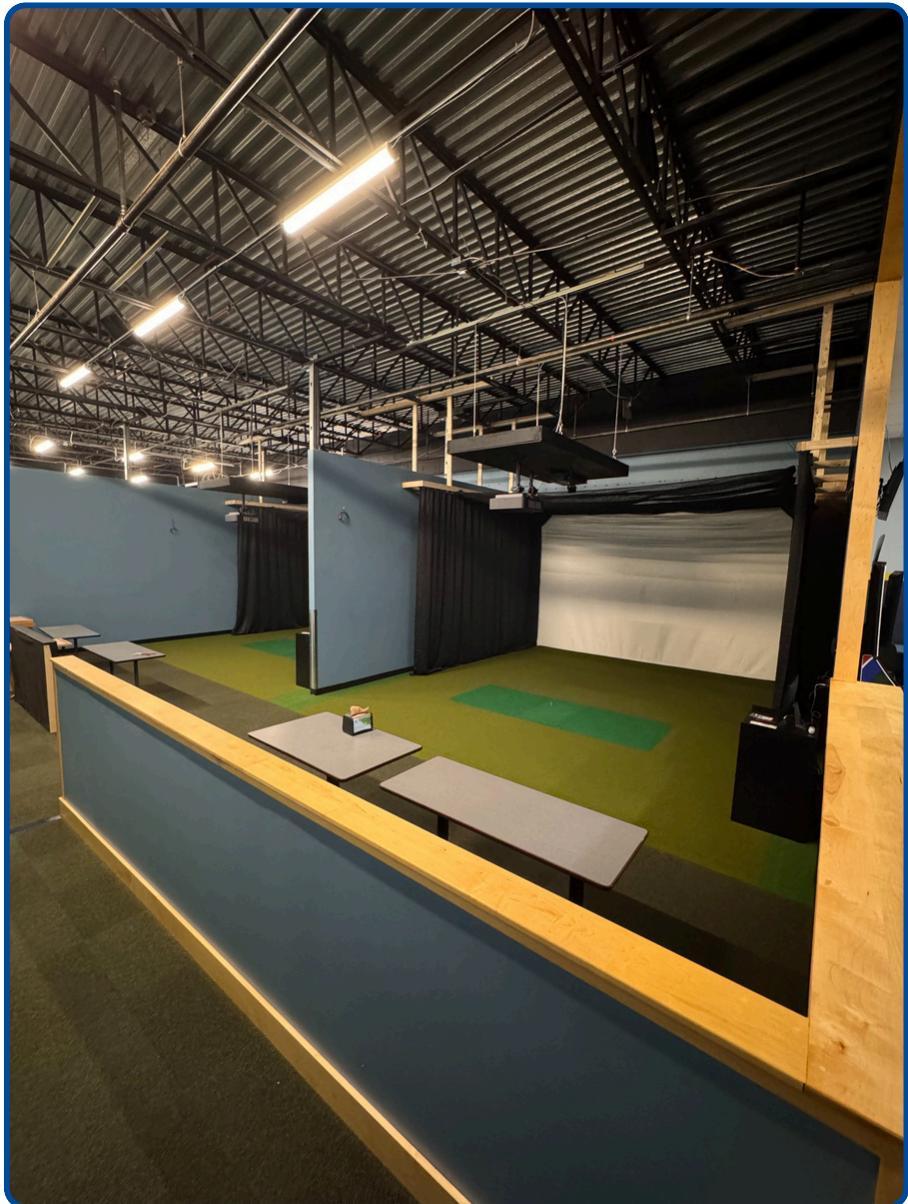
Health Care Resource Centers in Lewiston offer
specialized substance use disorder treatment to
individuals in their journey to overcome opioid
addiction. They provide a compassionate and non-
judgmental environment, through each stage of your
recovery with FDA-approved medication-assisted
treatment (MAT)



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.



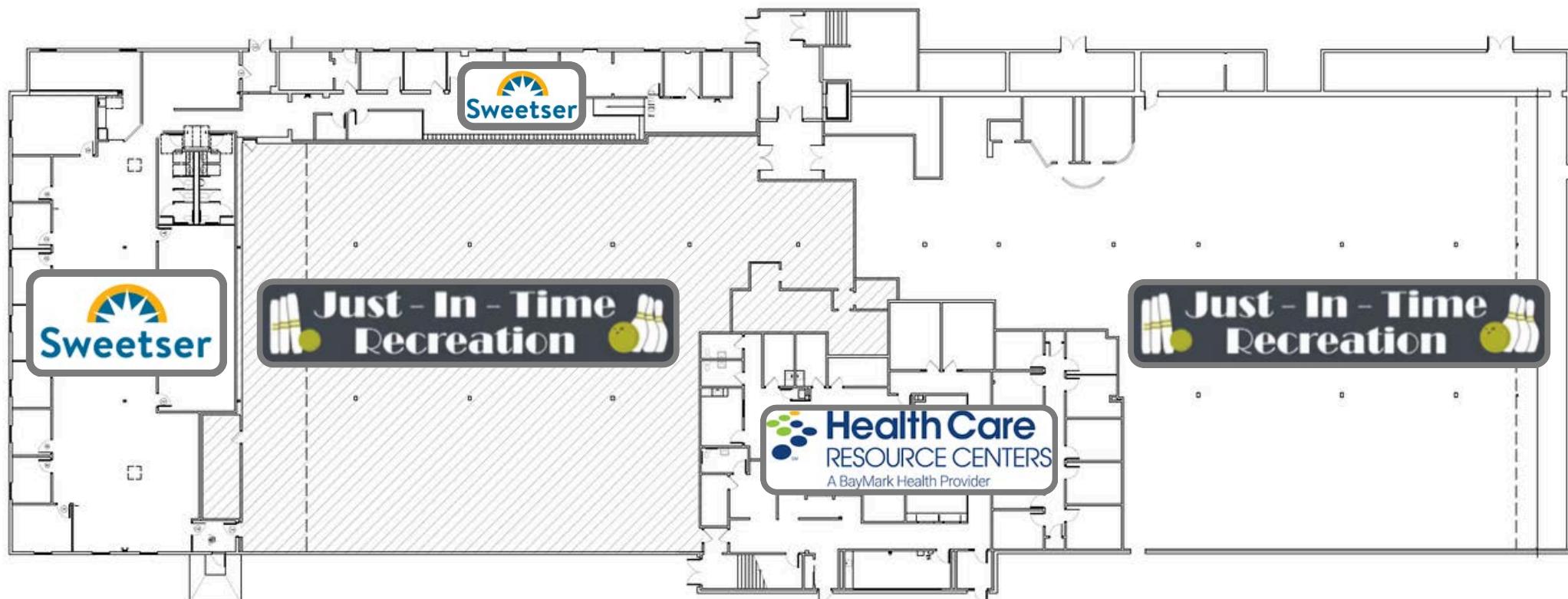
Property Photos





Building Plans- 1st Floor

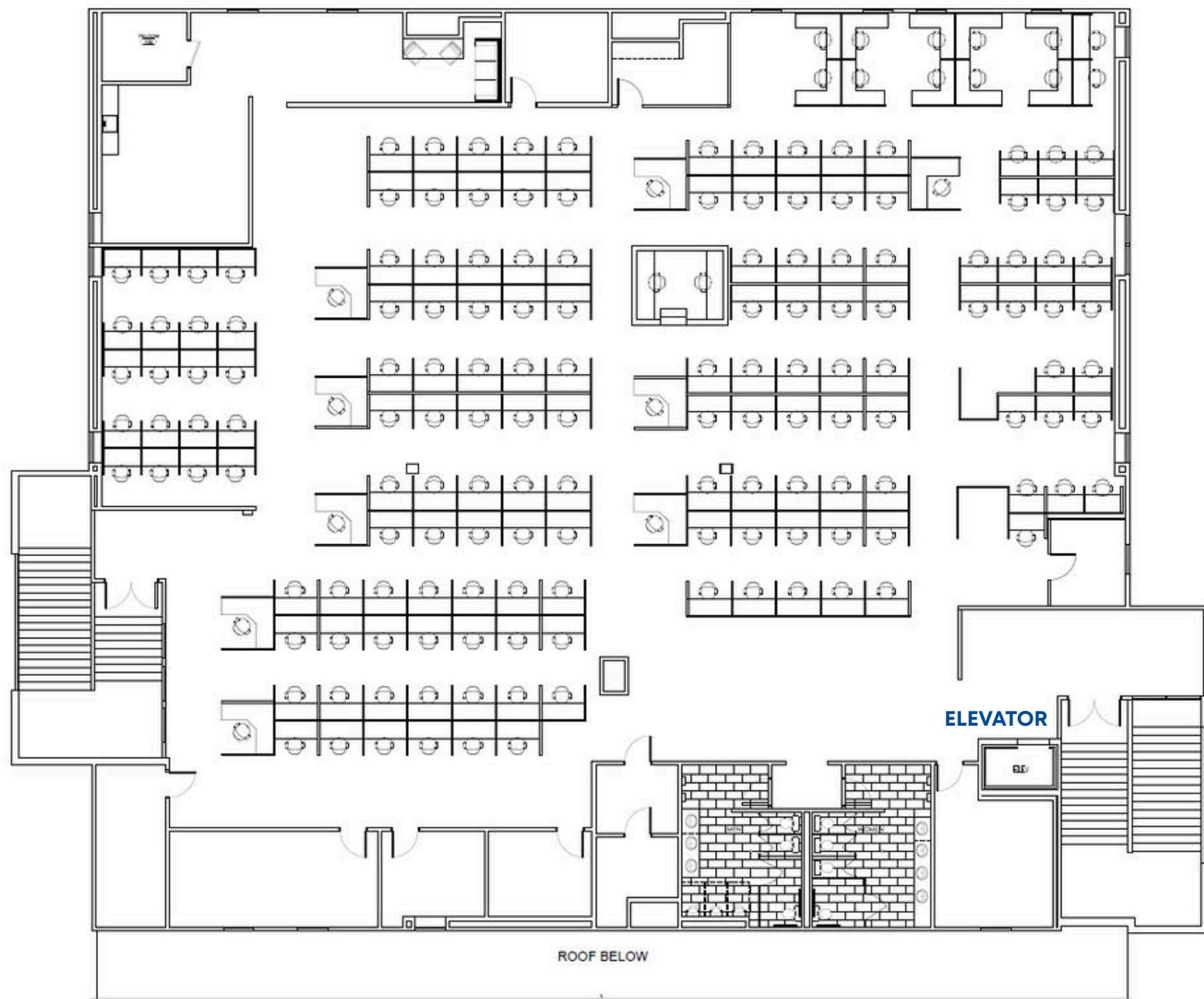
North
Entrance



South
Entrance



Building Plans- 2nd Floor



Main Entrance



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

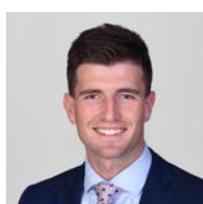
- Healthcare & Social Assistance
 - Largest employment sector in the city
 - Anchored by Central Maine Medical Center and regional healthcare providers
 - Supports demand for medical office, retail services, and workforce housing
- Education
 - Anchored by Bates College and regional higher-education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





Aerial





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