

FOR LEASE

OFFICE/RETAIL SUITES



HATHAWAY CREATIVE CENTER

10 WATER STREET, WATERVILLE, ME 04901

PROPERTY HIGHLIGHTS

- 383 - 3,124± RSF of first floor office/retail suites with high ceilings and exposed brick
- 10,094± RSF of third floor Class A office space with water views and great natural light on three sides
- Located in downtown Waterville along the Kennebec River, less than 2 miles from both Colby College and the Maine Turnpike
- Building tenants include MaineGeneral Health, Raymond James and the Central Maine Growth Council
- Well-appointed common areas and ample on-site parking
- Lease Rate: See Broker for details



**NORTH RIVER
COMPANY**

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10 WATER STREET, WATERVILLE, ME 04901



PROPERTY DETAILS

OWNER North River Hathaway, LLC

MAP / BLOCK Map 44 / Block 34

BUILDING SIZE 230,000± SF

LOT SIZE 4.19± Acres

ZONING DI - Downtown Industrial

AVAILABLE SPACE 383 - 10,094± RSF

BUILDING FEATURES High ceilings, exposed brick, concrete floors

PARKING 378 spaces in common

HEAT Electric/Forced Air

SPRINKLER Yes, wet

LIGHTING LED

UTILITIES Municipal water/sewer

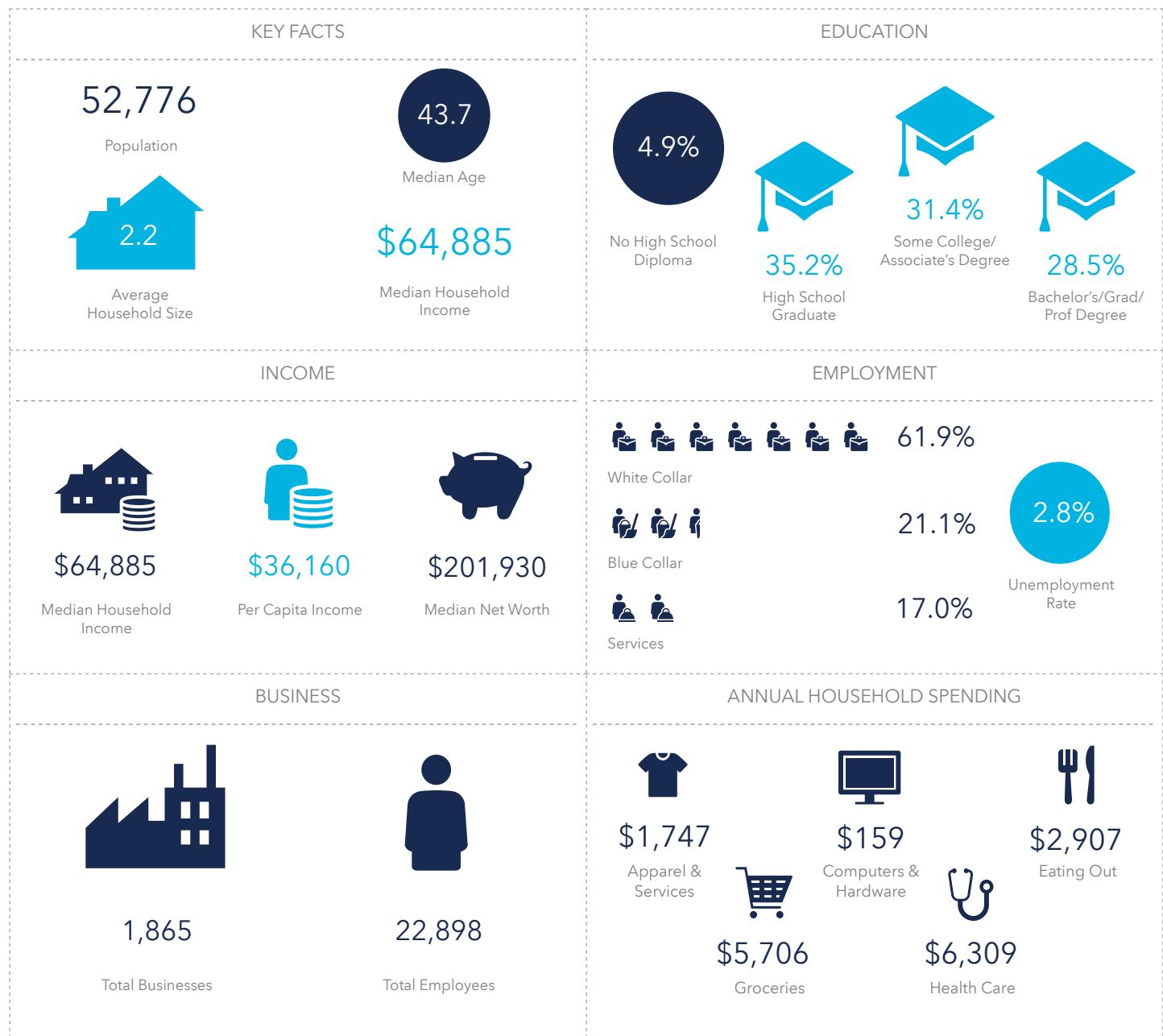
AREA AMENITIES Colby College, Lockwood Hotel, City Hall

LEASE RATE See Broker for details





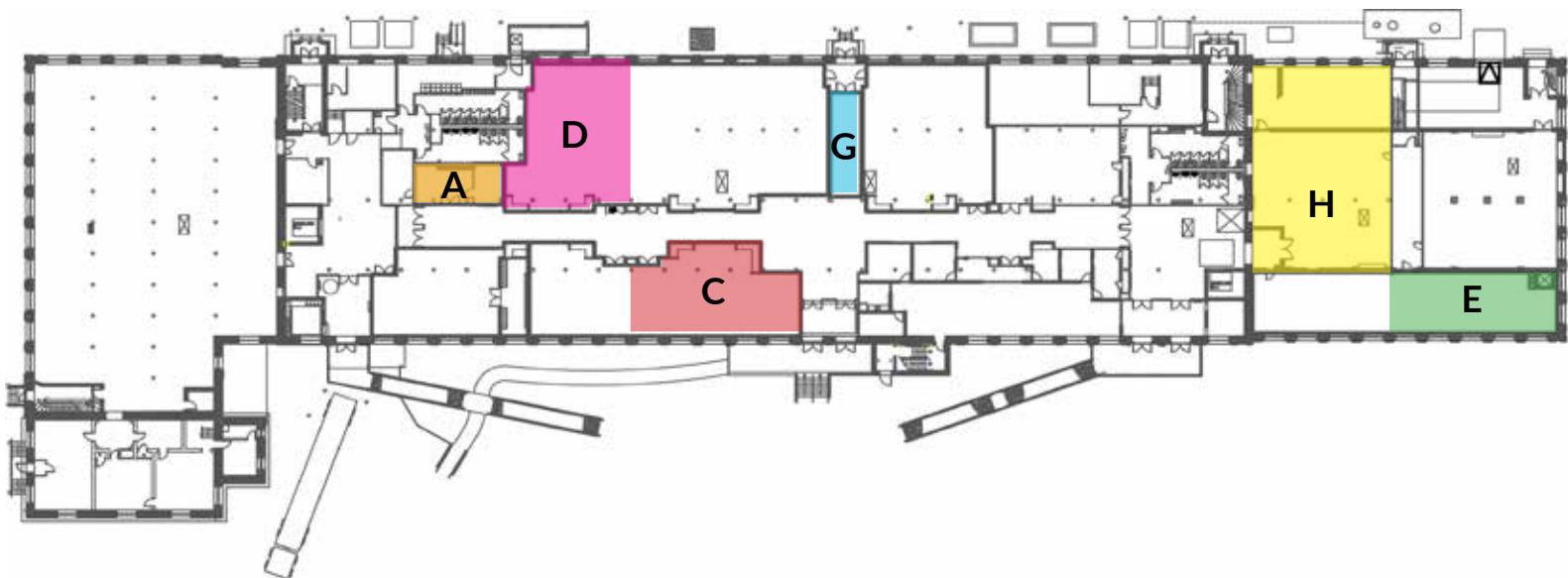
DEMOGRAPHICS (10 MILE RADIUS)



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025). © 2025 Esri



1ST FLOOR



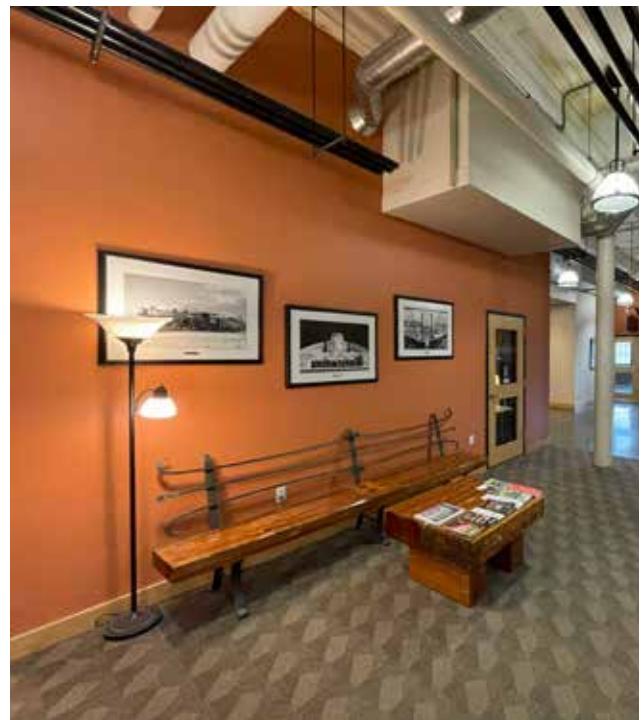
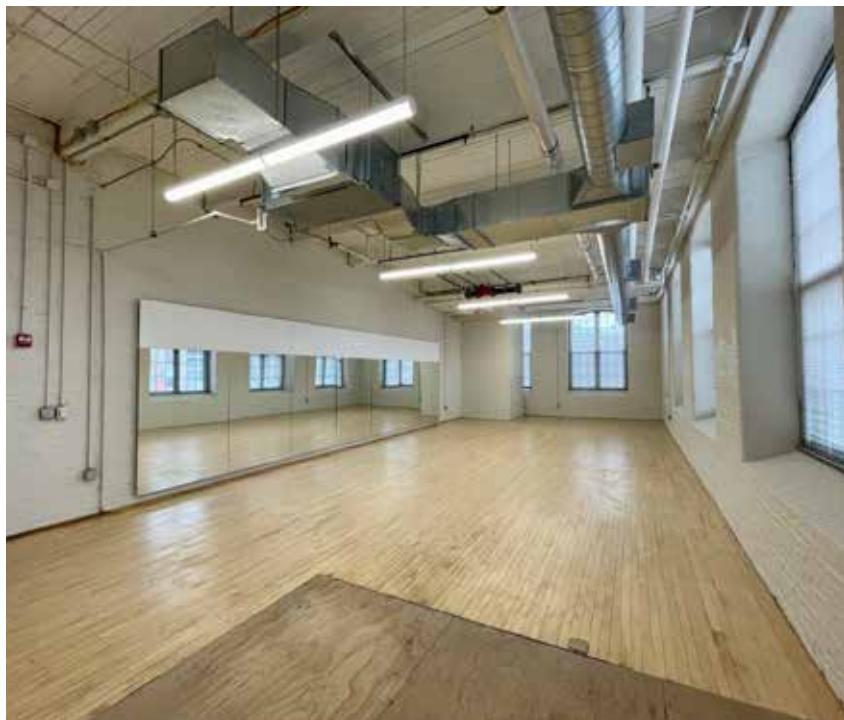
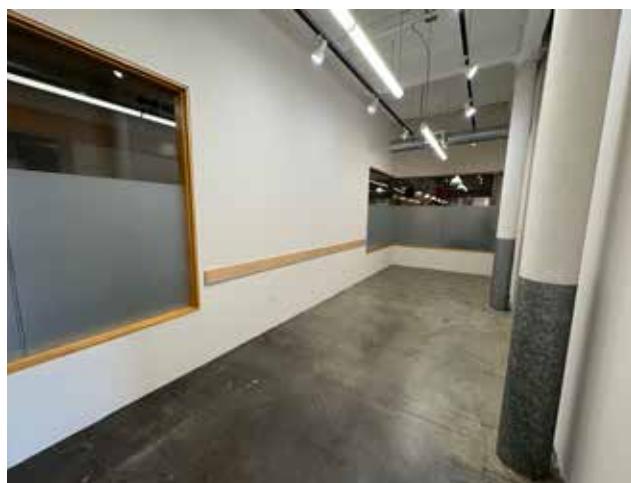
AVAILABLE SUITES

KEY	SUITE	SF	AVAILABILITY
A	105A	439± SF	Immediately
C	108	1,814± SF	Immediately
D	107	1,925± SF	Immediately
E	116	1,235± SF	Immediately
G	111A	383± SF	Immediately
H	117/119	3,124± SF	January 2026

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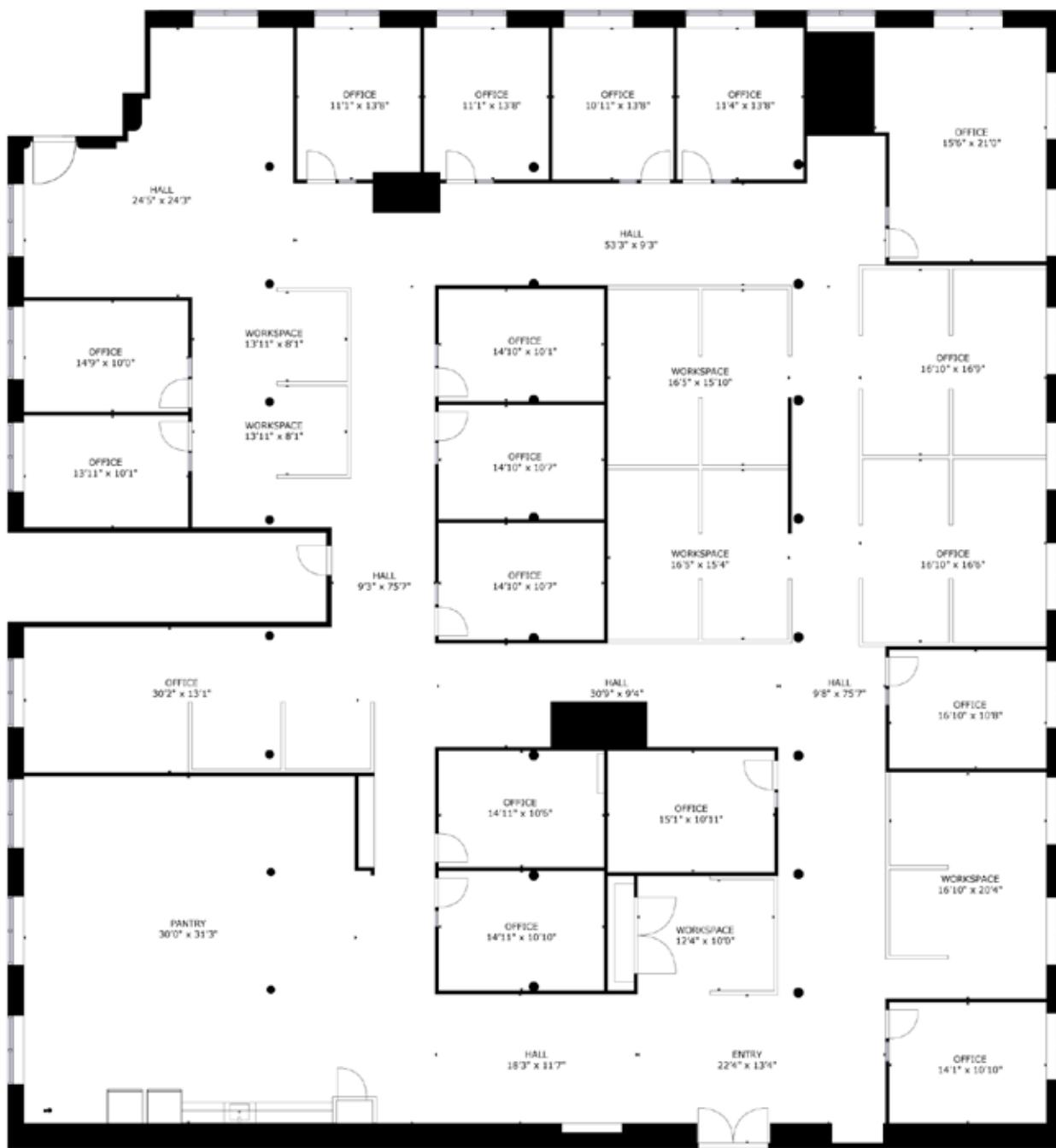
1ST FLOOR





3RD FLOOR

**10,094± RSF OF CLASS A OFFICE SPACE
FULLY FURNISHED WITH 3 SIDES OF NATURAL LIGHT
AND SWEEPING WATER VIEWS OF THE KENNEBEC RIVER**



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3RD FLOOR



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