

FOR LEASE

OFFICE/RETAIL SUITES



HATHAWAY CREATIVE CENTER
10 WATER STREET
WATERVILLE, ME 04901

PROPERTY HIGHLIGHTS

- 164 - 3,000± 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



THE BOULOS
COMPANY
COMMERCIAL REAL ESTATE

NORTH RIVER
COMPANY

PROPERTY DETAILS

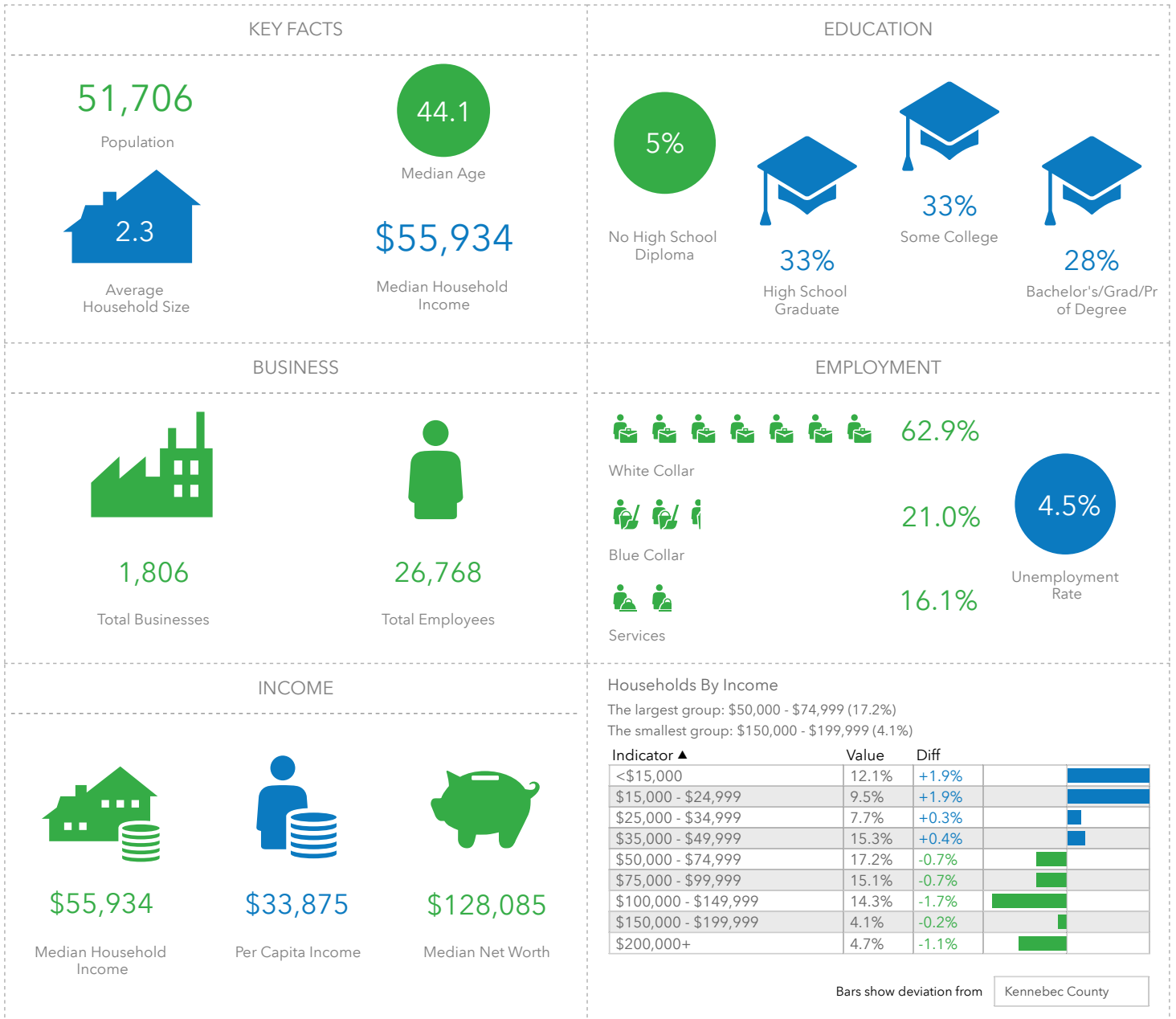
OWNER	North River Hathaway, LLC
MAP / BLOCK	Map 44 / Block 34
BUILDING SIZE	230,000± SF
LOT SIZE	4.19± Acres
AVAILABLE SPACE	164 - 10,094± RSF
BUILDING FEATURES	High ceilings, exposed brick, concrete floors
PARKING	378 spaces in common
HEAT	Electric/Heat Pump
SPRINKLER	Yes, wet
LIGHTING	LED
UTILITIES	Municipal water/sewer
ZONING	DI - Downtown Industrial
AREA AMENITIES	Colby College, Lockwood Hotel, City Hall
LEASE RATE	See Broker for details



WATERVILLE DEMOGRAPHICS

Key Facts

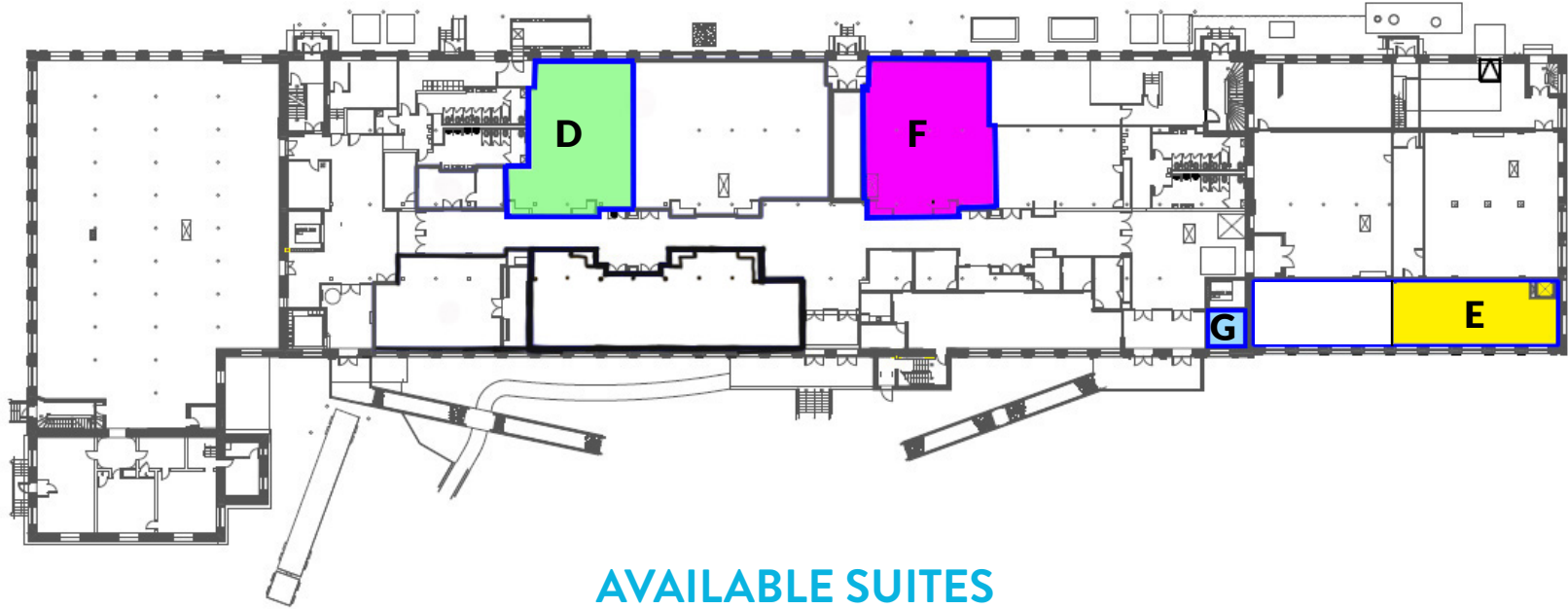
10 Water St, Waterville, Maine, 04901
 Ring of 10 miles



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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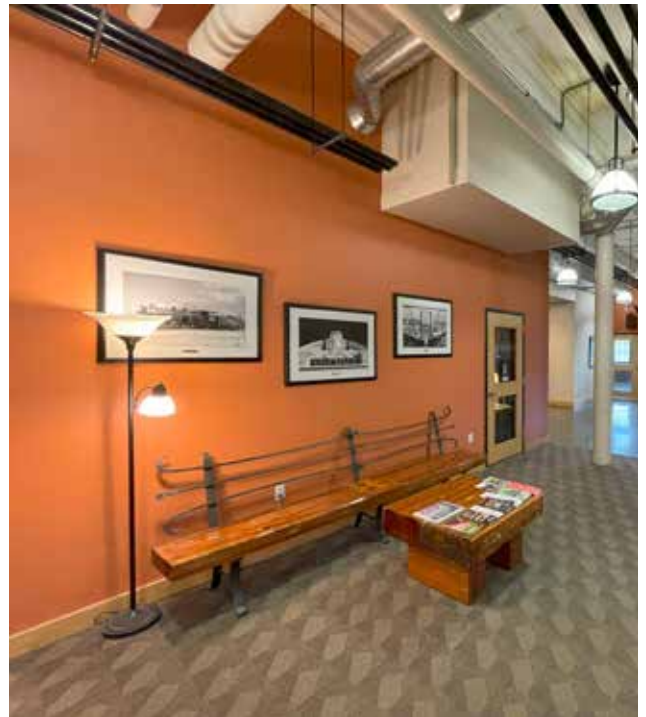
1ST FLOOR



AVAILABLE SUITES

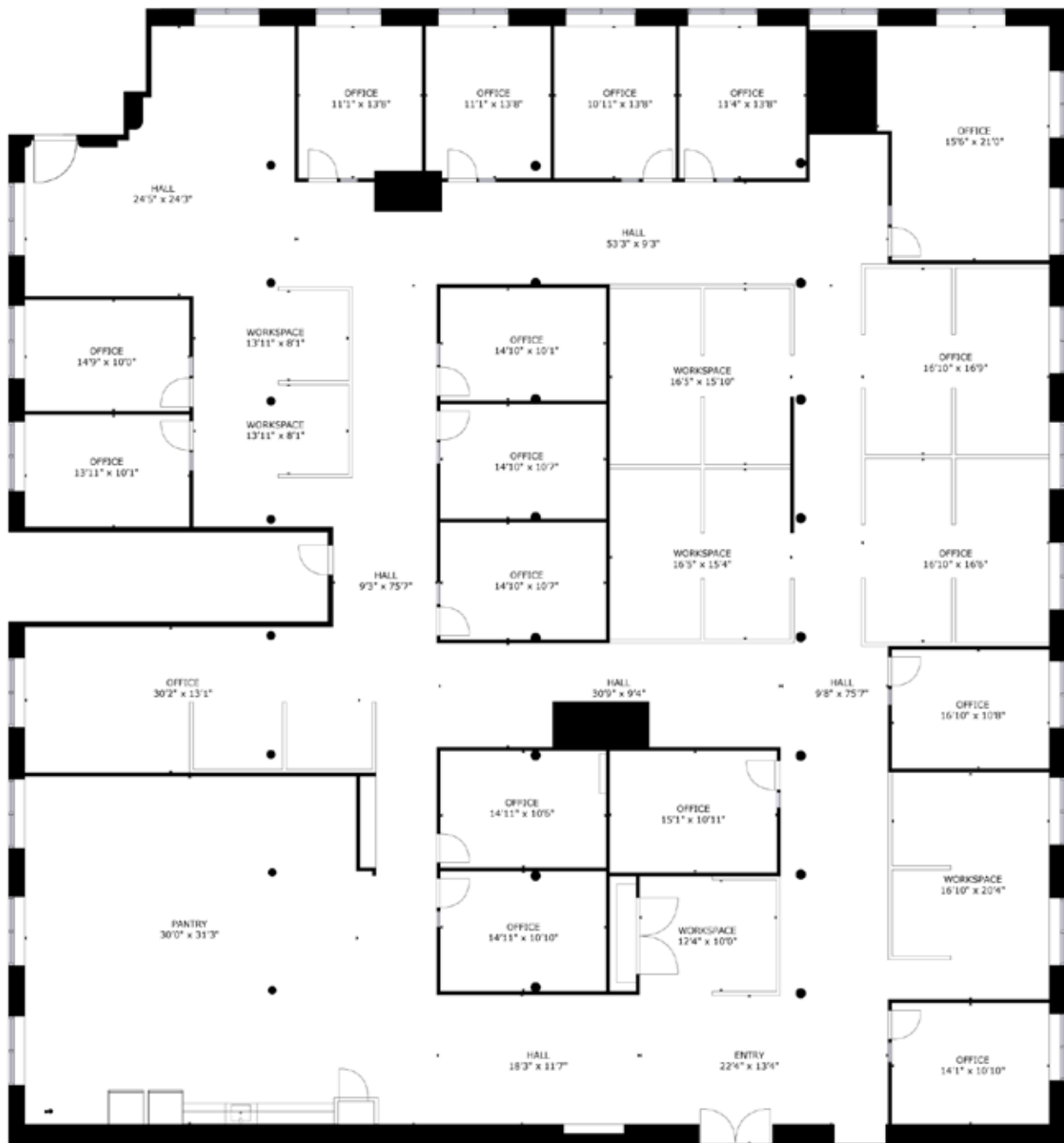
KEY	SUITE	SF	AVAILABILITY
D	107	1,925± SF	Immediately
E	116	1,135± SF	Immediately
F	111	2,380± SF	Immediately
G	120	164± SF	Immediately

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**



3RD FLOOR



**HATHAWAY CREATIVE CENTER
10 WATER STREET
WATERVILLE, ME 04901**



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