

# FOR SALE | PREMIER OFFICE SPACE

10 MARKET STREET, SCARBOROUGH, ME 04072



## PROPERTY HIGHLIGHTS

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± 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. 10 Market Street is the gateway into the Town Center at The Downs, which is anchored by Market Basket and InterMed, both scheduled to open for business in Q4 of 2026.

Join Hughes Wealth Advisors, MillerAsen, Allagash, Spurling Fitness, and Maine Oral Surgery (among others) at 10 Market Street at The Downs.



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## PROPERTY DETAILS

|                   |                                                                                       |          |           |  |
|-------------------|---------------------------------------------------------------------------------------|----------|-----------|--|
| OWNER             | 10 Market Street, LLC                                                                 |          |           |  |
| NO. OF BUILDINGS  | One (1)                                                                               |          |           |  |
| BUILDING SIZE     | 31,753± SF                                                                            |          |           |  |
| STORIES           | Three (3)                                                                             |          |           |  |
| LAND AREA         | 6.1± AC                                                                               |          |           |  |
| ZONING            | Haigis Parkway                                                                        |          |           |  |
| AVAILABLE UNITS   | SOLD                                                                                  | Unit 201 |           |  |
|                   | 2,400± SF                                                                             | Unit 202 | \$985,000 |  |
|                   | 2,351± SF                                                                             | Unit 203 | \$965,000 |  |
|                   | SOLD                                                                                  | Unit 301 |           |  |
|                   | U/C                                                                                   | Unit 302 |           |  |
|                   | SOLD                                                                                  | Unit 303 |           |  |
| ANCHOR BUSINESSES | Costco, Intermed, Allagash, Maine Mariners, and Market Basket (Opening November 2026) |          |           |  |
| ELEVATOR          | One (1) 7' x 6' Kone Elevator                                                         |          |           |  |
| PARKING           | 192 Spaces in-common                                                                  |          |           |  |
| DATE AVAILABLE    | Immediately                                                                           |          |           |  |



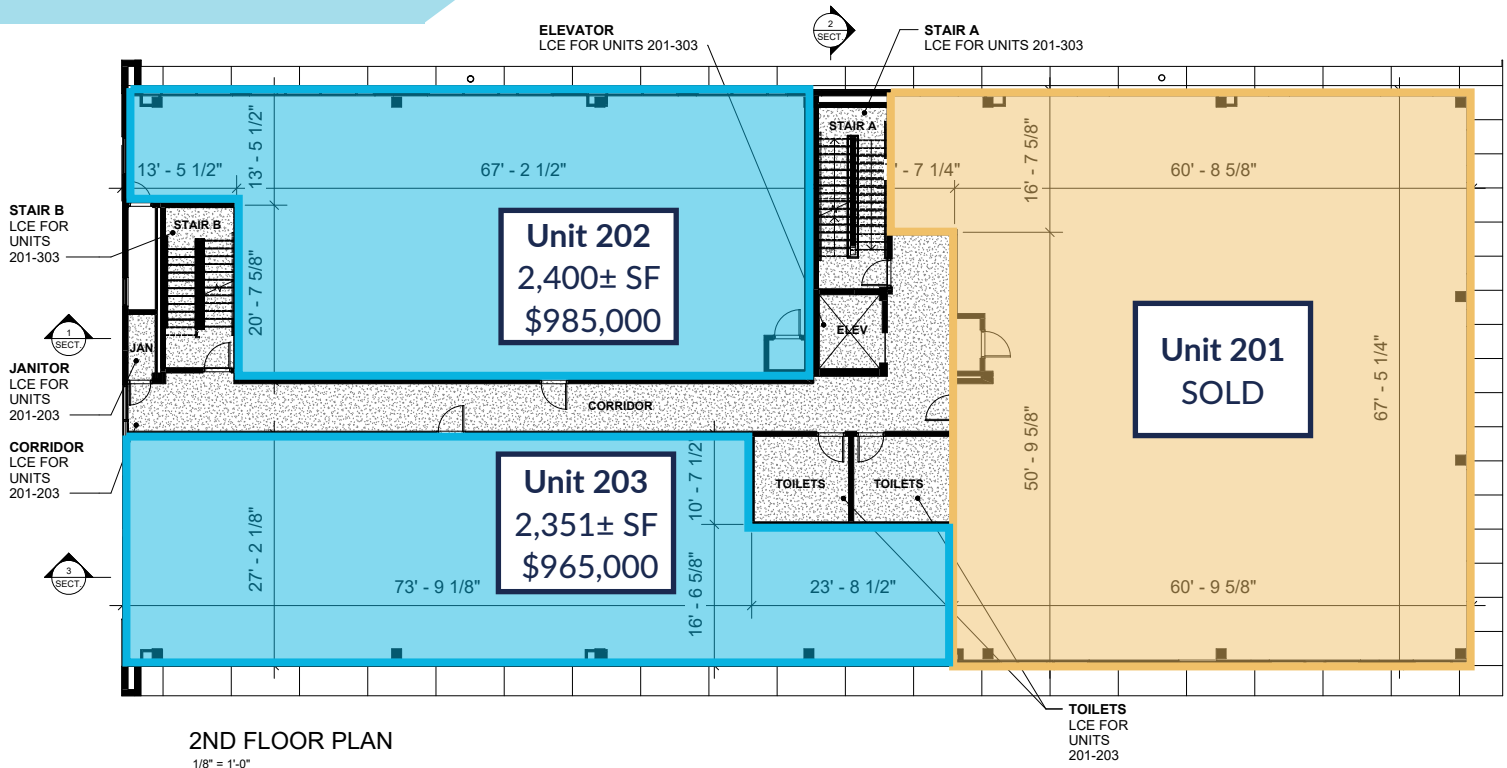


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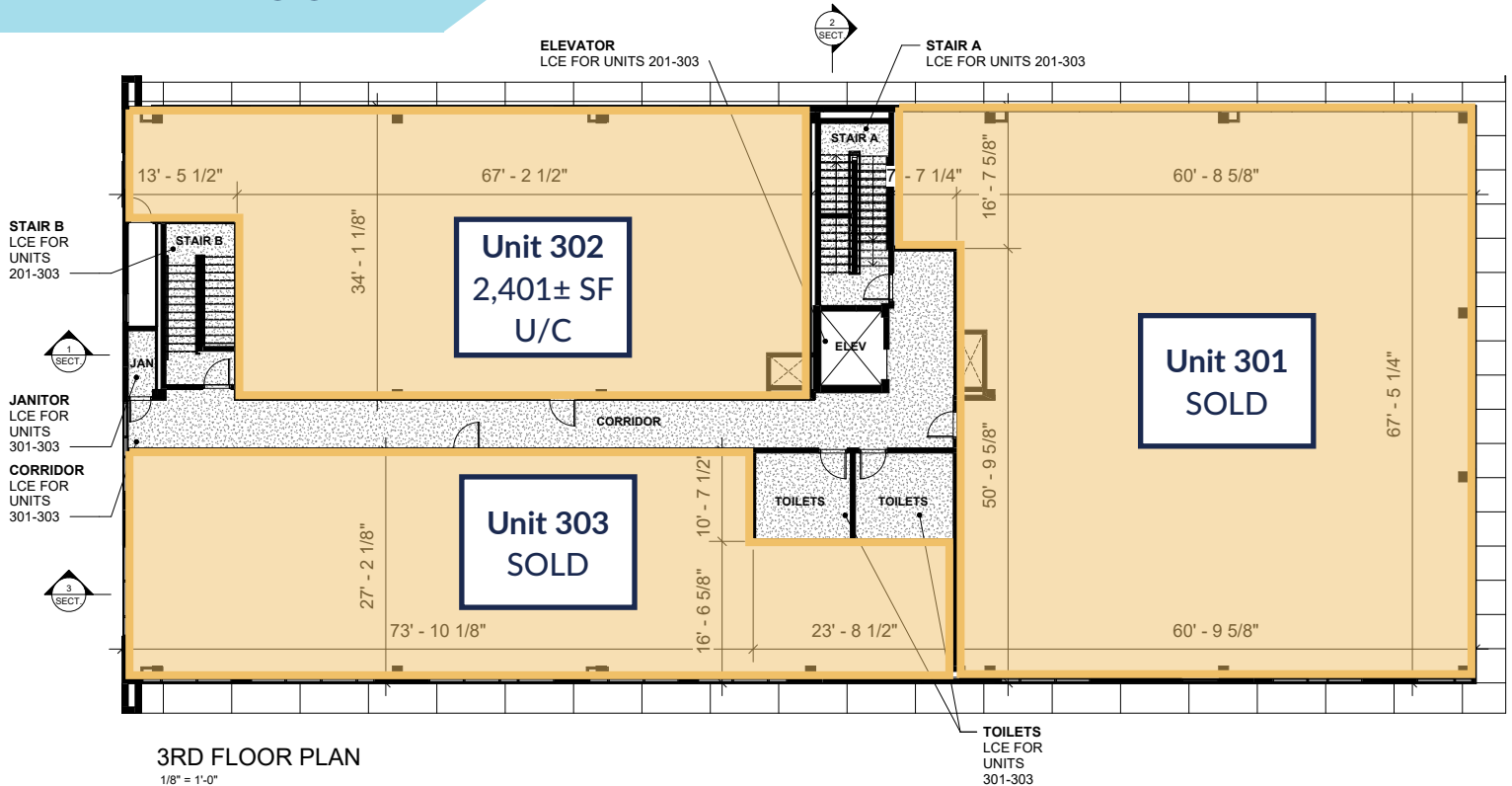
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## SECOND FLOOR



## THIRD FLOOR



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THE  
**DOVNS**

  
THE BOULOS  
COMPANY

**MR**  
DEVELOPMENT

CONTACT US



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