

FOR SALE/LEASE

Class A Office Investment

143,000± SF | 11.27± acres



70 Gray Road Falmouth, ME

- *Class A Office Property*
- *Complete Renovation in 2018*
- *Abundant On-Site Parking*
- *Located Adjacent to Exit 53 of the Maine Turnpike*

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Property Description

70 Gray Road is a 143,000± SF Class A office building on 11.27± acres of land in Falmouth, Maine. The property is conveniently located at Exit 53 of the Maine Turnpike and is directly across from the West Falmouth Hannaford retail complex. This flagship property underwent a multi-million-dollar renovation in 2018, resulting in modern, high-end finishes that reflect a true Class A signature office building. Large open floor plates and ample on-site parking make this property an ideal fit for various uses. The current tenant will be vacating as of 01/01/2025.

Highlights

- 20 propane-fired rooftop heating units, new in 2018
- New roof cover in 2018
- 2 passenger and 1 freight elevator
- Full wet sprinkler system - remotely monitored
- First floor grab-and-go cafeteria with full kitchen and seating area
- Gym facility with mens and womens locker rooms (including showers)
- Two-story main entrance atrium
- Multiple restrooms and numerous conference rooms per floor
- High-end finishes throughout
- Public bus stop on-site





Property Overview

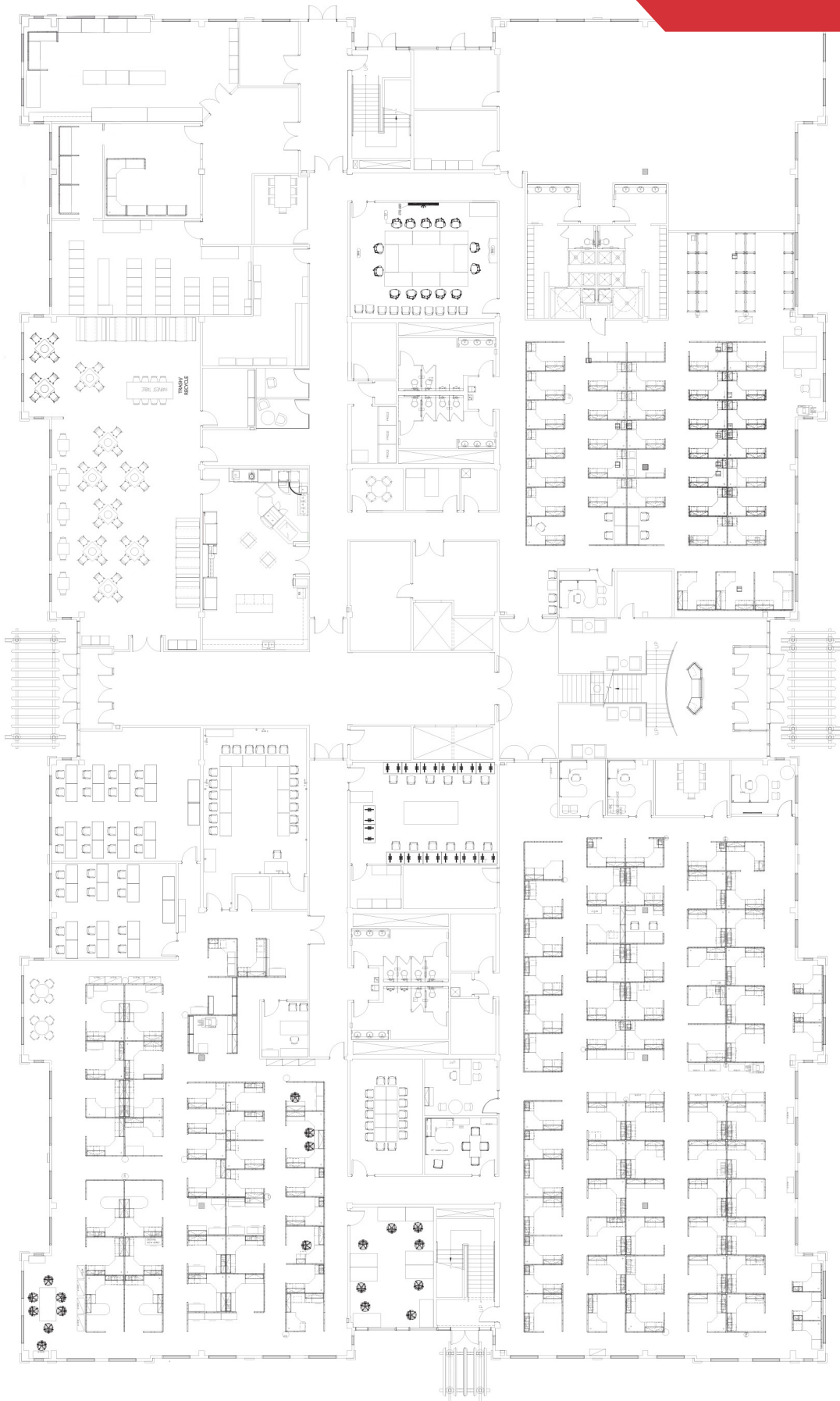
Building Size	143,000± RSF
Building Breakdown	3-Story, 42.7' feet tall, pre-engineered steel and masonry frame Class A Suburban Office with elevator access; approximately 47,000 SF per floor
Lot Size	11.27± acres
Year Built	2001, renovated in 2018
Assessor's Reference	Map U44, Lot 15-A
Deed Reference	Book 30478, Page 276, Dated: 3/20/2013
Assessed Value	Building \$19,985,400 Land \$10,405,200 Total \$30,390,600
Zoning	WFCMPD (West Falmouth Crossing Master Planned Development)
Elevator	Two (2) passenger, one (1) freight
Sprinkler	Full, wet sprinkler system throughout
Roof	Rubber membrane, new in 2018
HVAC	20, 10-ton rooftop-mounted units. Propane fired. All new in 2018
Electrical	3 Phase, 2,000 Amp, 277/480V
Utilities	Municipal water and sewer
Restrooms	Two (2), multi-stalled mens and womens restrooms per floor
Parking	600± parking spaces
Tenant	Current tenant vacating 1/1/25
Lease Space	Sudividable down to 20,000± SF

FOR SALE OR LEASE : CALL BROKER

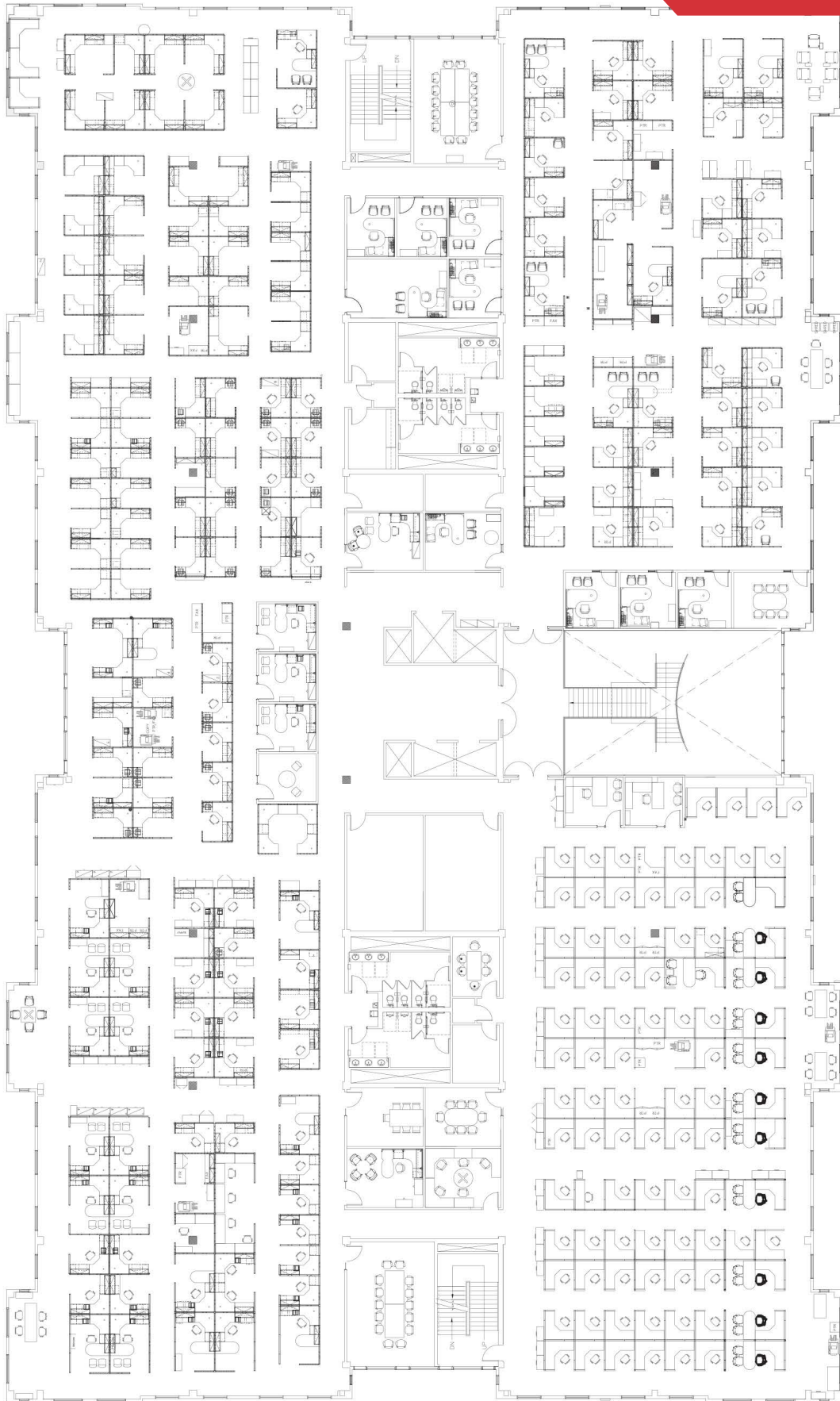
70 Gray Road



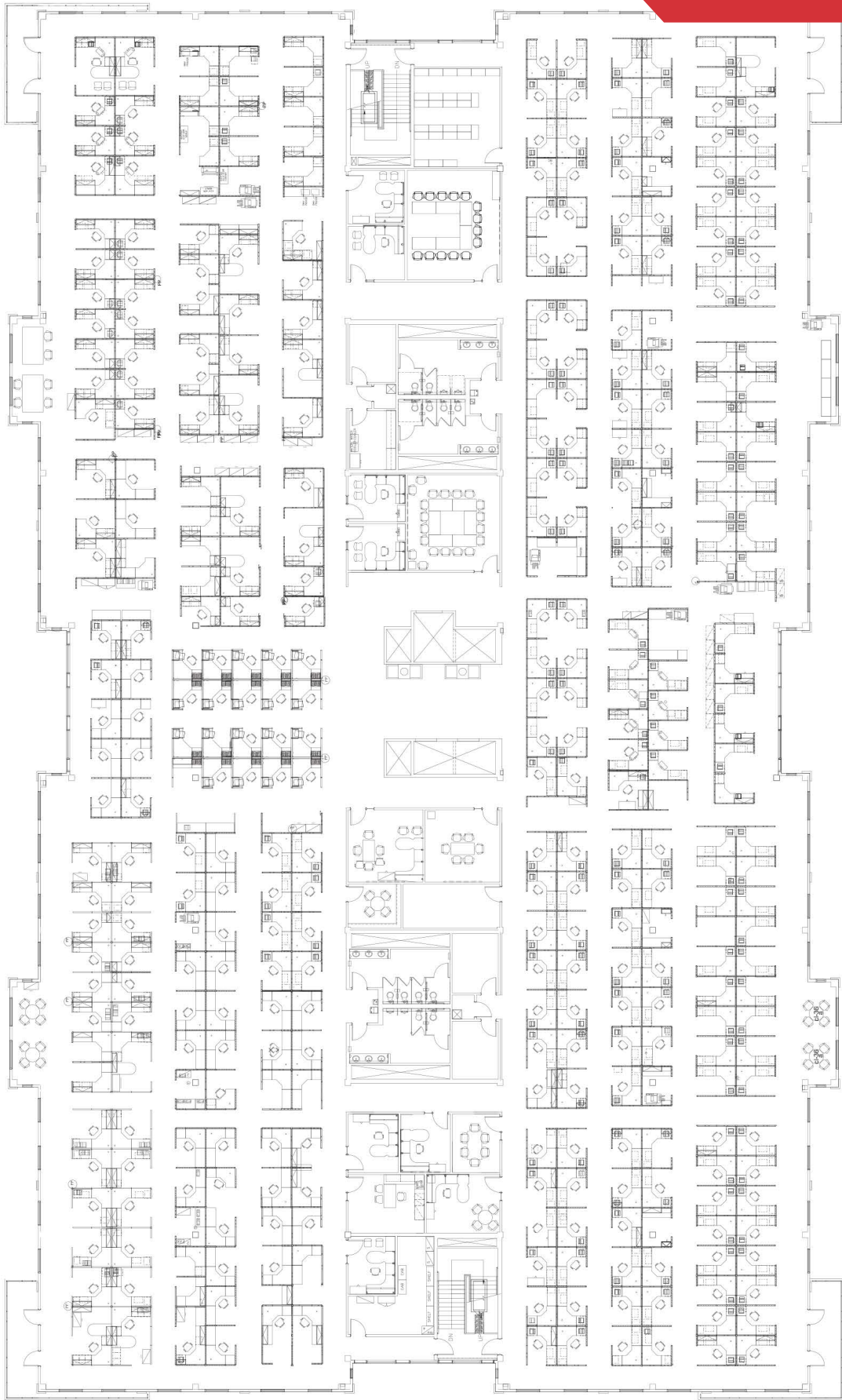
1ST FLOOR



2ND FLOOR



3RD FLOOR





Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following customer-level services:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition** to the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "single agency");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "appointed agency");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.