

# 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



  
**THE BOULOS  
COMPANY**

**NORTH RIVER  
COMPANY**

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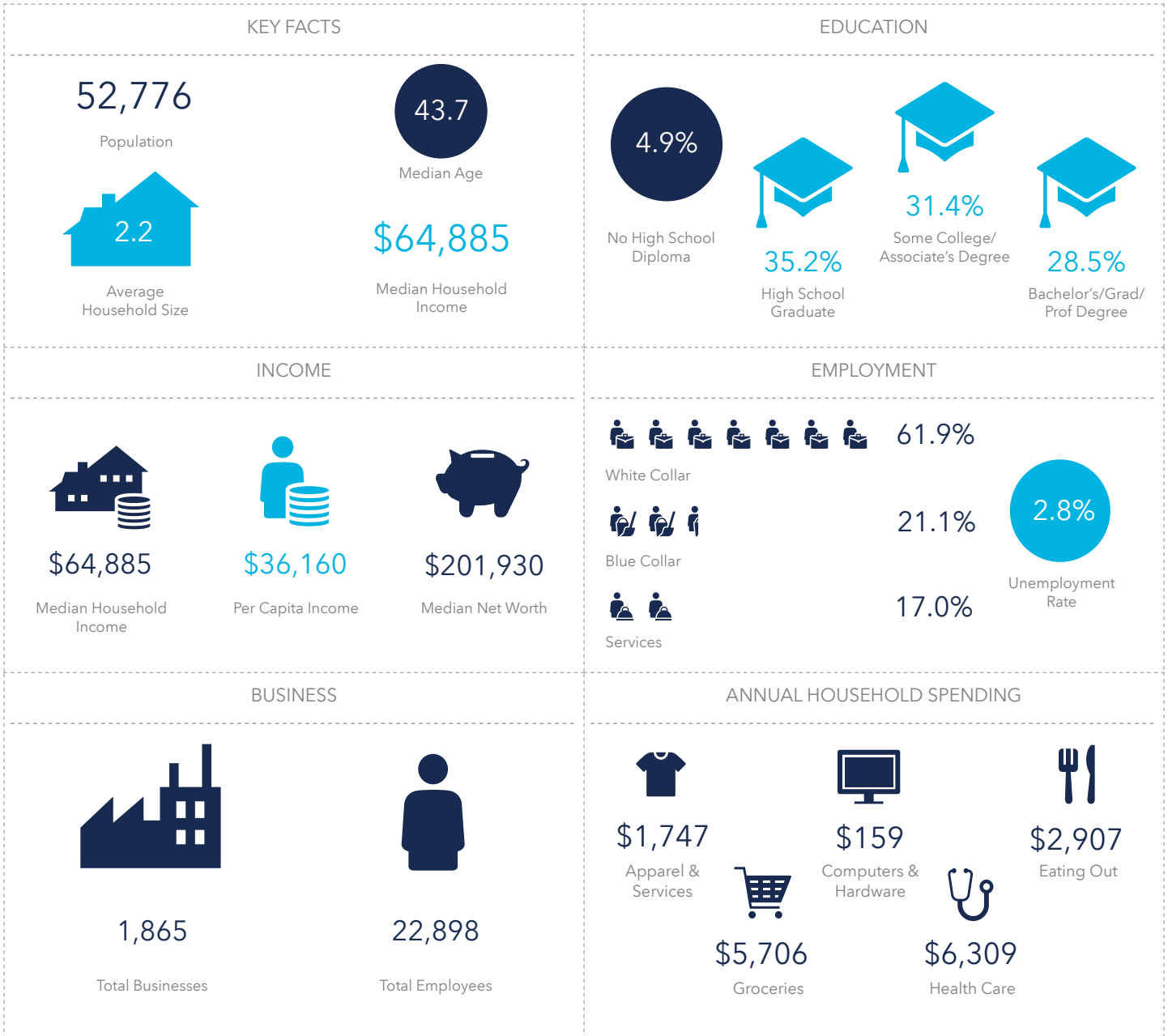
## PROPERTY DETAILS

<b>OWNER</b>	North River Hathaway, LLC
<b>MAP / BLOCK</b>	Map 44 / Block 34
<b>BUILDING SIZE</b>	230,000± SF
<b>LOT SIZE</b>	4.19± Acres
<b>ZONING</b>	DI - Downtown Industrial
<b>AVAILABLE SPACE</b>	383 - 10,094± RSF
<b>BUILDING FEATURES</b>	High ceilings, exposed brick, concrete floors
<b>PARKING</b>	378 spaces in common
<b>HEAT</b>	Electric/Forced Air
<b>SPRINKLER</b>	Yes, wet
<b>LIGHTING</b>	LED
<b>UTILITIES</b>	Municipal water/sewer
<b>AREA AMENITIES</b>	Colby College, Lockwood Hotel, City Hall
<b>LEASE RATE</b>	See Broker for details





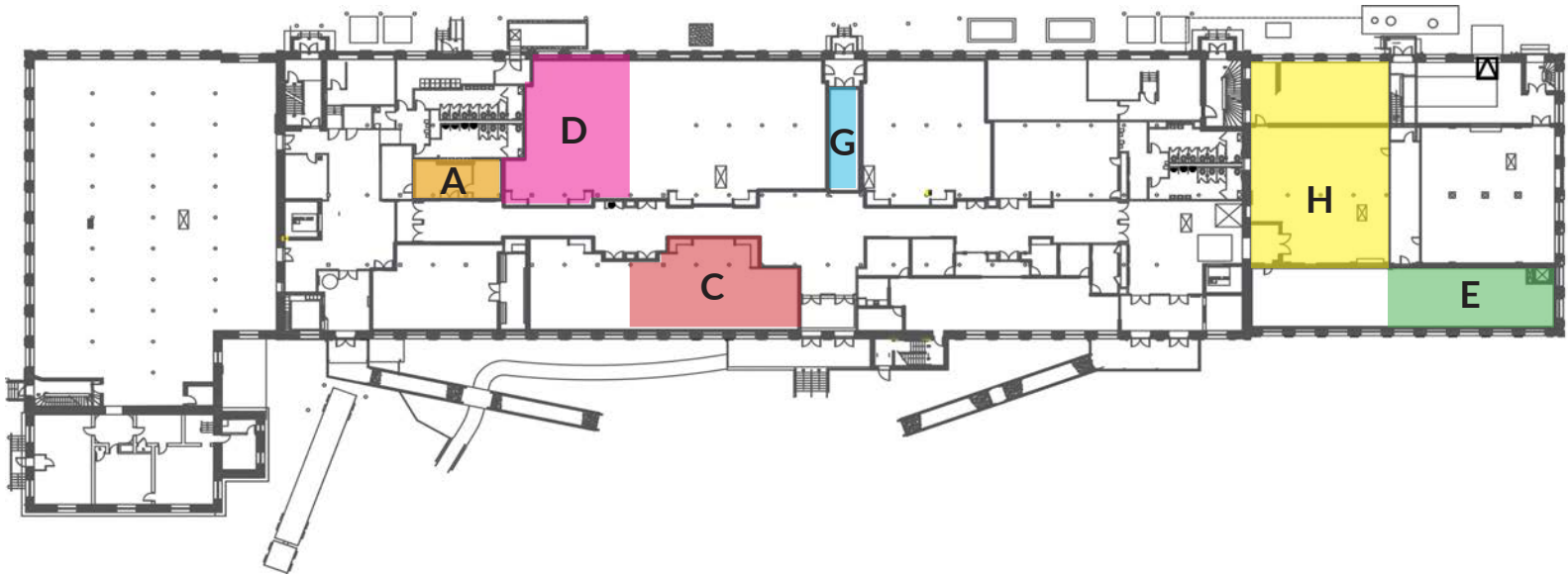
**DEMOGRAPHICS (10 MILE RADIUS)**



**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



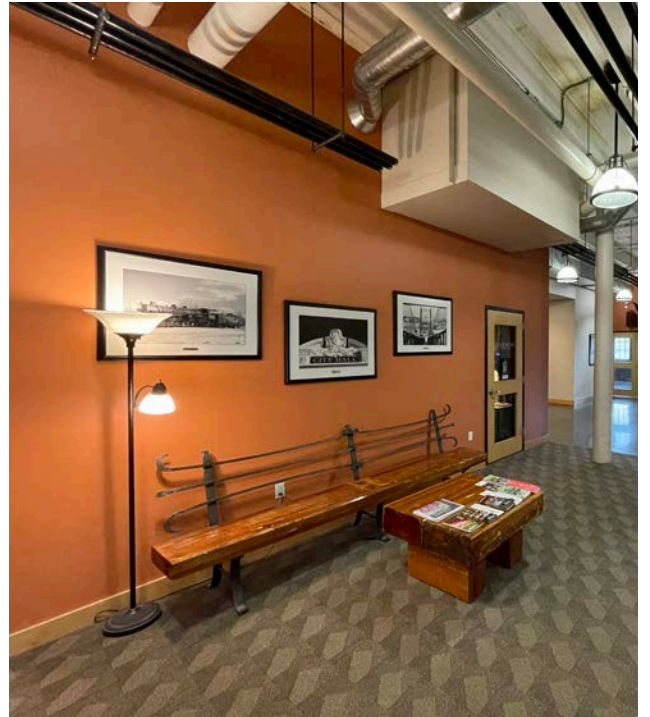
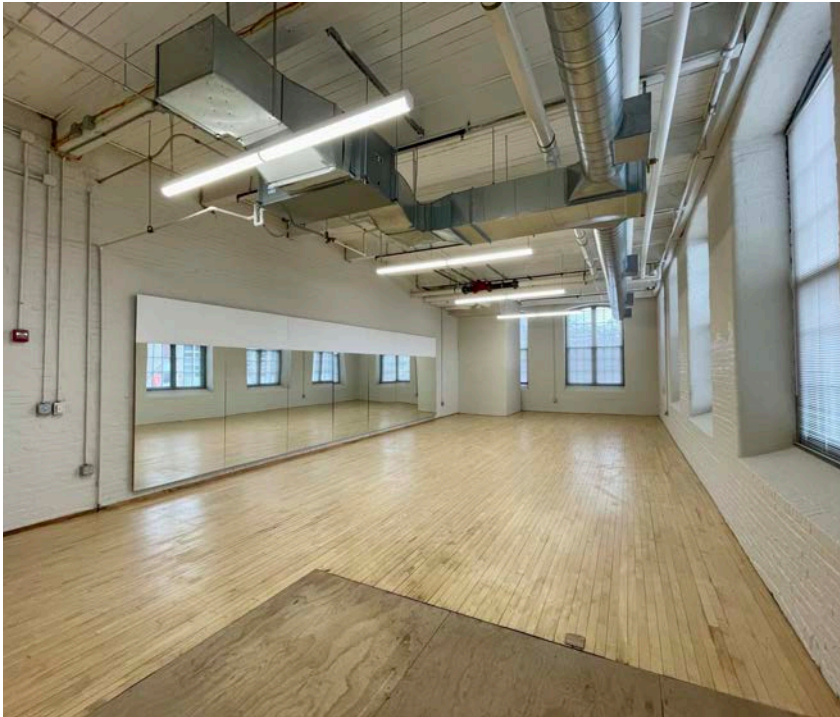
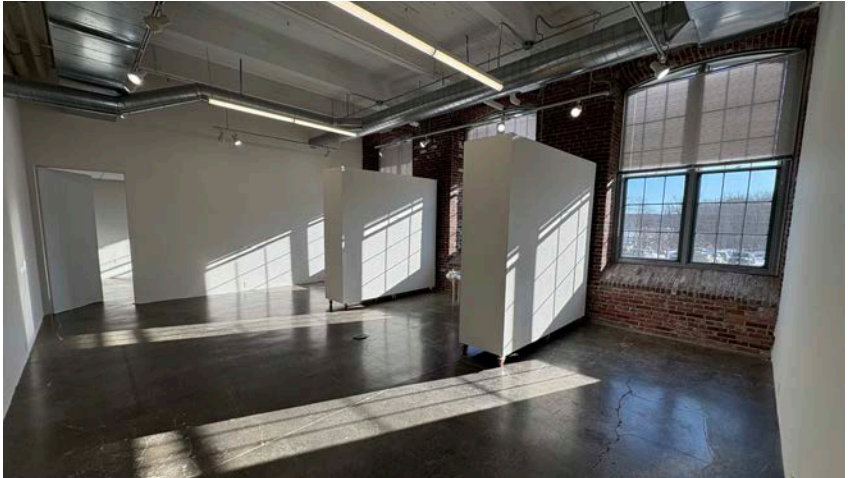
## AVAILABLE SUITES

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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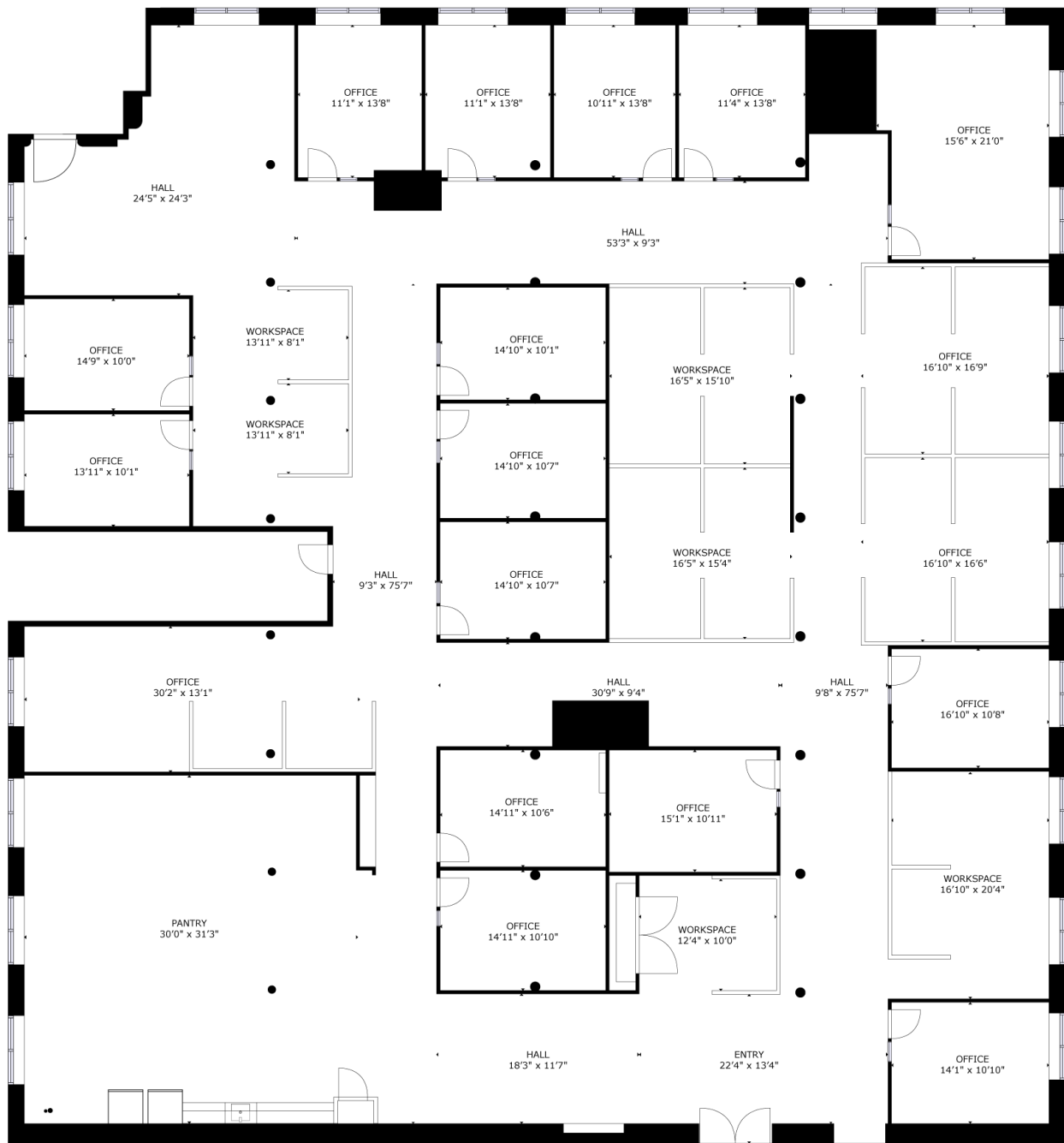
**1ST FLOOR**





3RD FLOOR

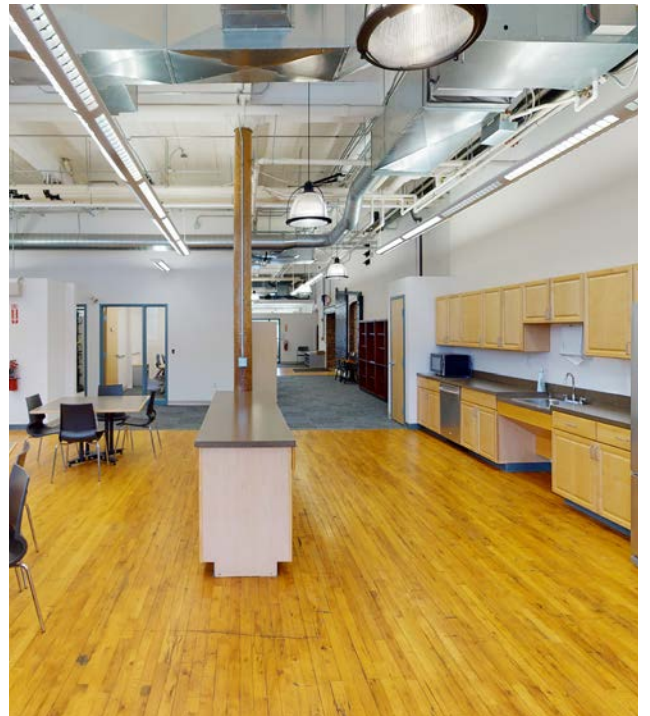
10,094± RSF OF CLASS A OFFICE SPACE  
FULLY FURNISHED WITH 3 SIDES OF NATURAL LIGHT  
AND SWEEPING WATER VIEWS OF THE KENNEBEC RIVER



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**3RD FLOOR**



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