

FOR SALE / LEASE | PREMIER OFFICE SPACE

69 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. 69 Market Street at The Downs is a 7,500± SF Class A office building with two condominium office suites available for sale or lease. One unit of 3,628± SF is left available, offering direct street frontage across from the Market Basket entrance. See floor plan for details.

Each unit is part of a condominium association available for purchase. This is a rare opportunity to purchase or lease a build-to-suit office suite in this prime location. Each space will be delivered in a core shell condition to allow each user to tailor the finishes of the space to their business specifications.

- 3,628± SF unit available
- Available for occupancy Spring 2027
- Lease Rate: See broker for details
- Sale Price: \$1,500,000



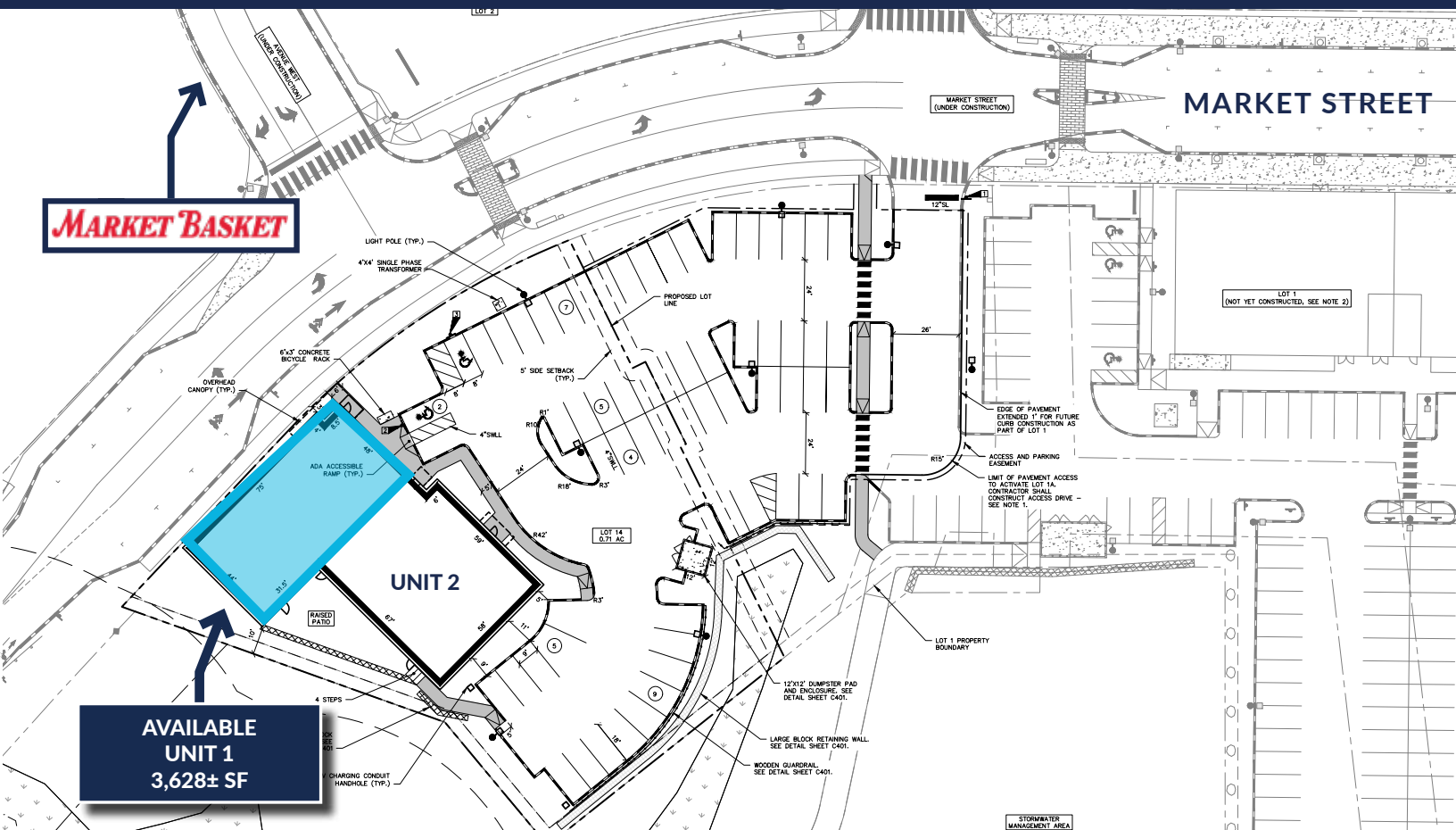
FOR SALE / LEASE | PREMIER OFFICE SPACE

69 MARKET STREET, SCARBOROUGH, ME 04072



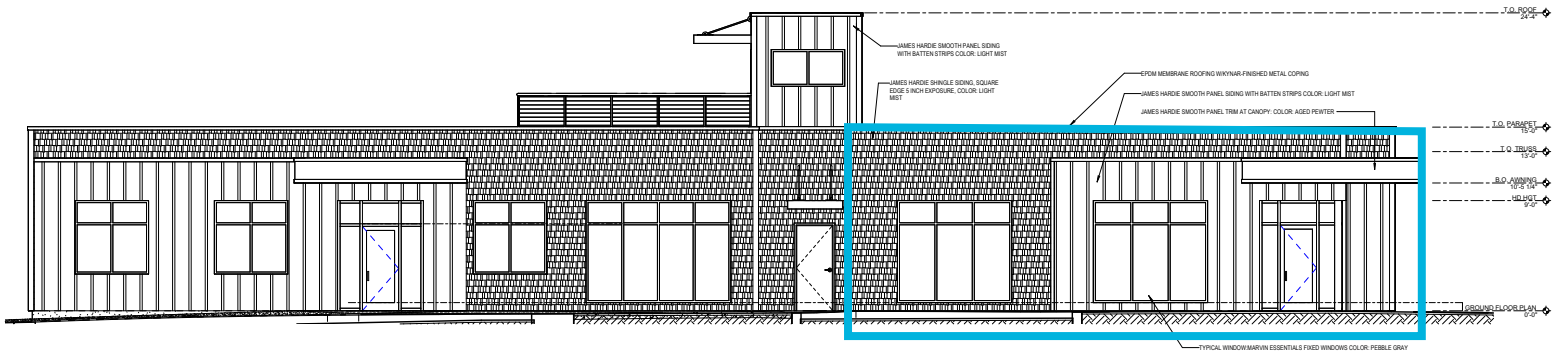
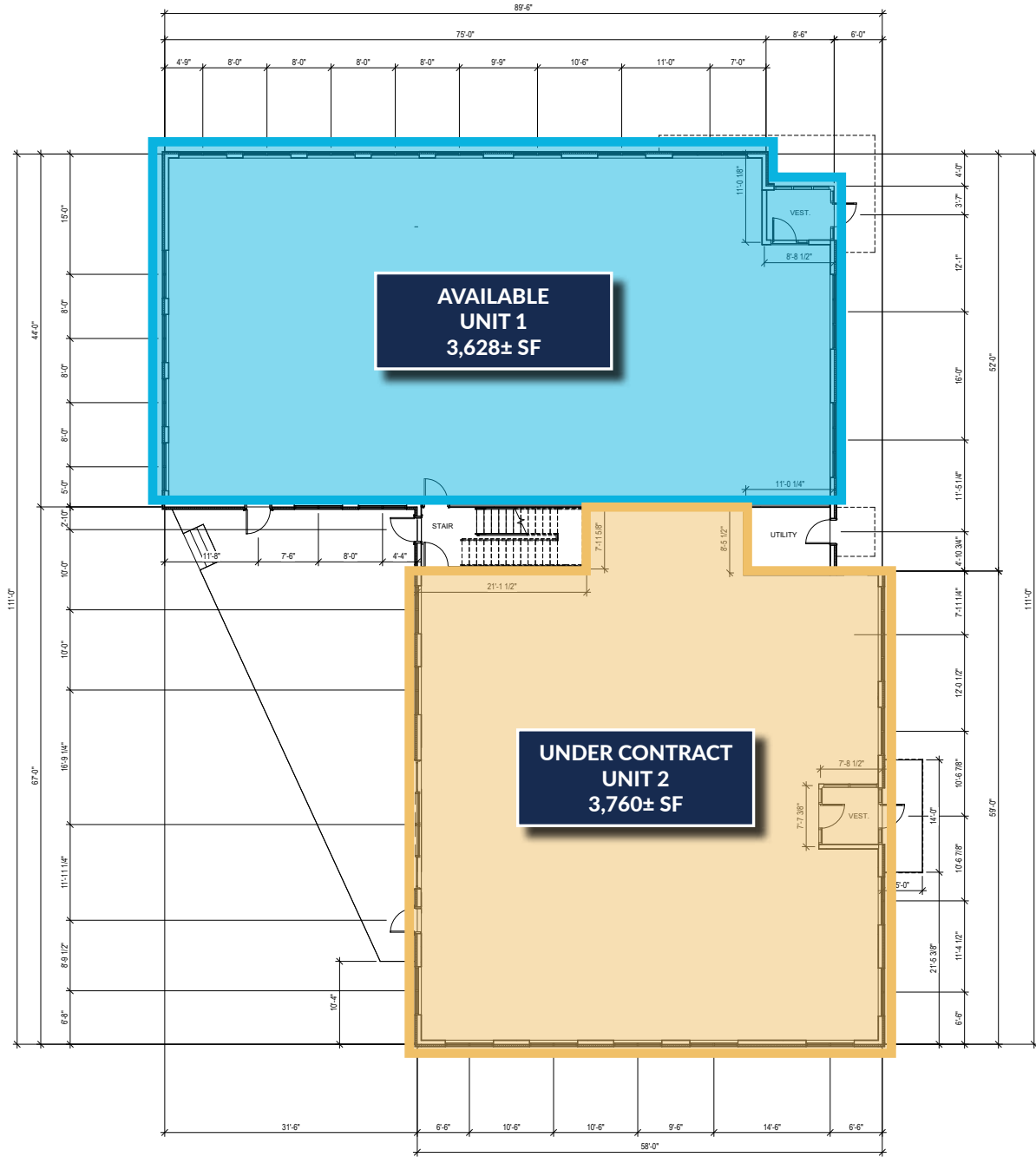
PROPERTY DETAILS

LANDLORD	MRW Town Center Development, LLC
BUILDING SIZE	7,500± SF
SELLER'S DELIVERY	The Seller will deliver a fully constructed core and shell, including solid foundation, structural framing, exterior walls, windows, siding, and roof, along with electrical systems, utilities, hard and soft landscaping, drive aisles, and parking. Interior finish work is the Buyer's responsibility.
ZONING	CPD - Crossroads Planned Development District
USE RESTRICTIONS	See broker for details regarding medical and retail exclusions.
UNIT SIZE	3,628± SF (Unit 1)
UTILITIES	Municipal water & sewer, electric, natural gas, and fiber
HEATING/COOLING	By tenant - heat pumps planned
ANCHOR BUSINESSES	Costco, Intermed, Allagash, Maine Mariners, and Market Basket (Opening November 2026)
LEASE RATE	See broker for details
SALE PRICE	\$1,500,000



FOR SALE / LEASE | PREMIER OFFICE SPACE

69 MARKET STREET, SCARBOROUGH, ME 04072



FOR SALE / LEASE | PREMIER OFFICE SPACE

69 MARKET STREET, SCARBOROUGH, ME 04072



THE DOWNS


THE BOULOS
COMPANY

MR
DEVELOPMENT

CONTACT US



JON RIZZO, SIOR
Partner, Broker
207.553.1712 D
207.233.3304 C
jrizzo@boulos.com



DREW SIGFRIDSON, SIOR
Senior Partner
207.553.1705 D
207.831.5838 C
dsigfridson@boulos.com



NATE ROOP
Associate
207.553.1737 D
207.756.0032 C
nroop@boulos.com

©2026 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

📍 ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101

📞 207.772.1333

🌐 BOULOS.COM