

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	<table><tr><td>SOLD</td><td>Unit 201</td><td></td><td></td></tr><tr><td>2,400± SF</td><td>Unit 202</td><td>\$985,000</td><td></td></tr><tr><td>2,351± SF</td><td>Unit 203</td><td>\$965,000</td><td></td></tr><tr><td>SOLD</td><td>Unit 301</td><td></td><td></td></tr><tr><td>2,401± SF</td><td>Unit 302</td><td>\$985,000</td><td></td></tr><tr><td>SOLD</td><td>Unit 303</td><td></td><td></td></tr></table>	SOLD	Unit 201			2,400± SF	Unit 202	\$985,000		2,351± SF	Unit 203	\$965,000		SOLD	Unit 301			2,401± SF	Unit 302	\$985,000		SOLD	Unit 303		
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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																								

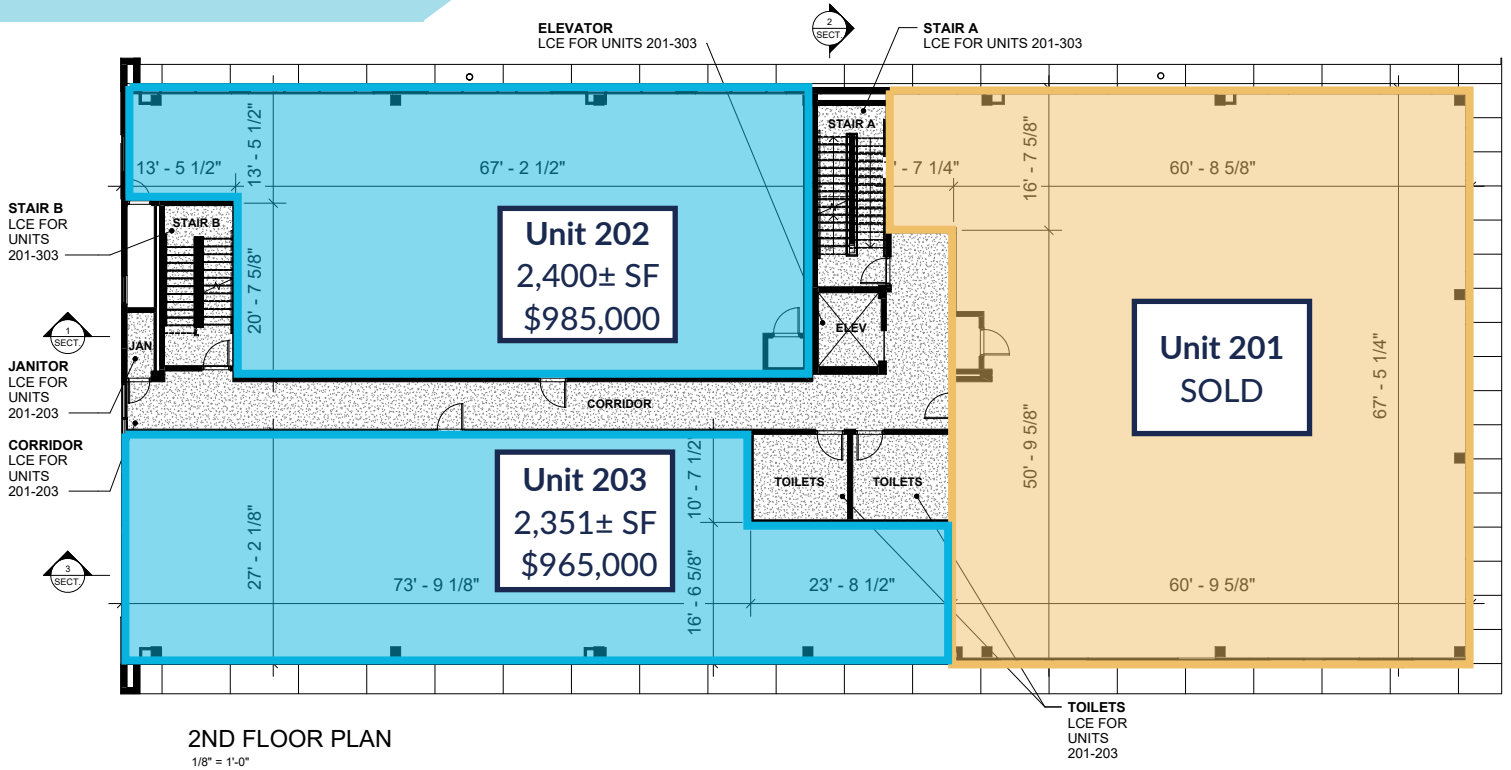


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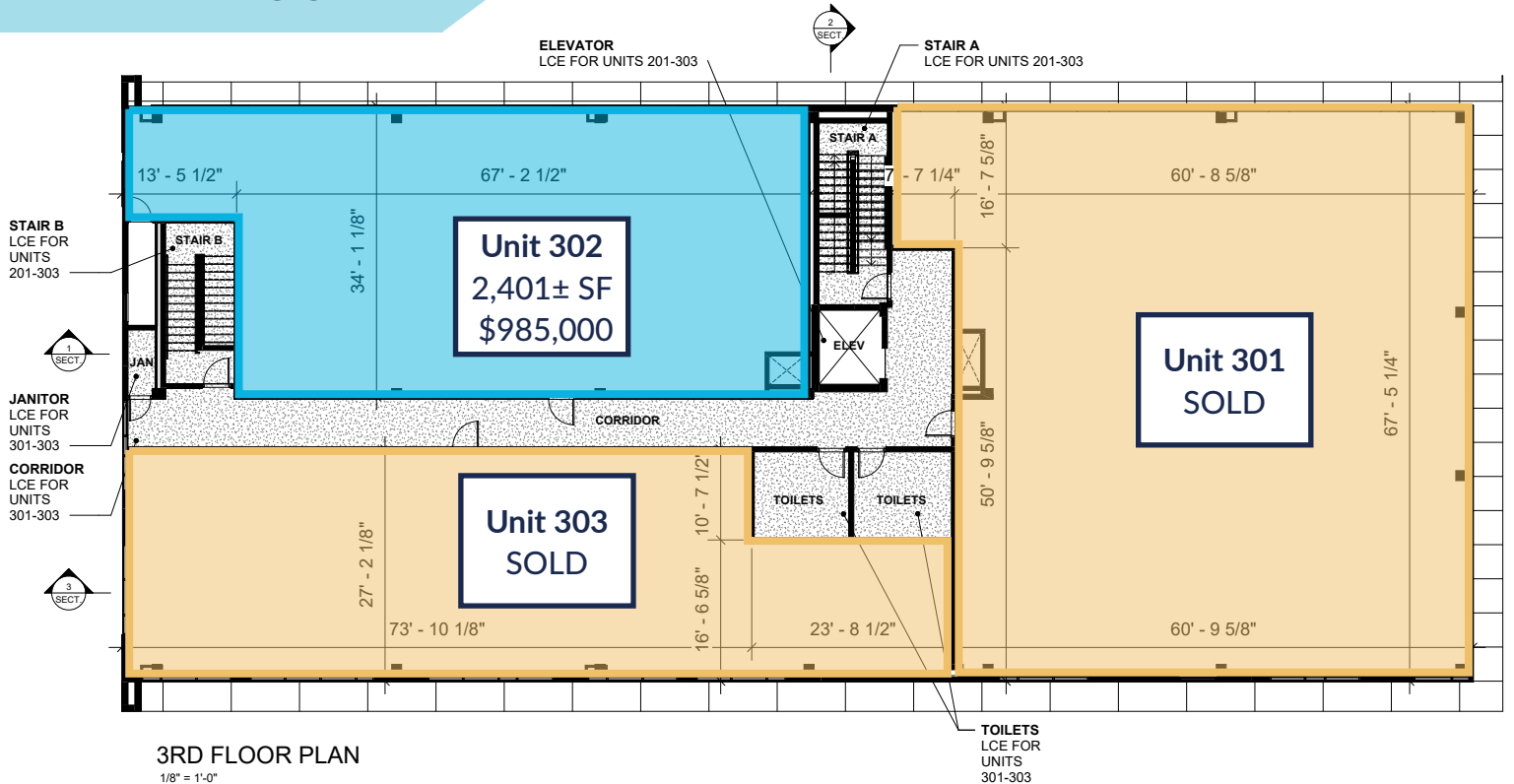
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SECOND FLOOR



THIRD FLOOR



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THE
DOVNS


THE BOULOS
COMPANY

MR
DEVELOPMENT

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