

FOR SALE

Investment/Owner-User Building

31,200± SF | \$3,100,000



1 Chabot Street, Westbrook, Maine

Property Highlights

- Ample On-Site Parking
- Potential Owner/User Opportunity
- Less than 1/4 mile from Maine Turnpike Exit 48
- Fully Sprinkled, Central Firealarm, Loading Doors, and Generator



Property Description

We are pleased to offer this 31,200± SF mixed-use building on 2.99± acres at 1 Chabot Street in Westbrook, Maine. The property consists of first floor space currently occupied by Fresenius Medical, and second floor office space. Chabot Street is easily accessible, located approximately 1/4 mile from Exit 48 of the Maine Turnpike and near the newly constructed Rock Row complex.

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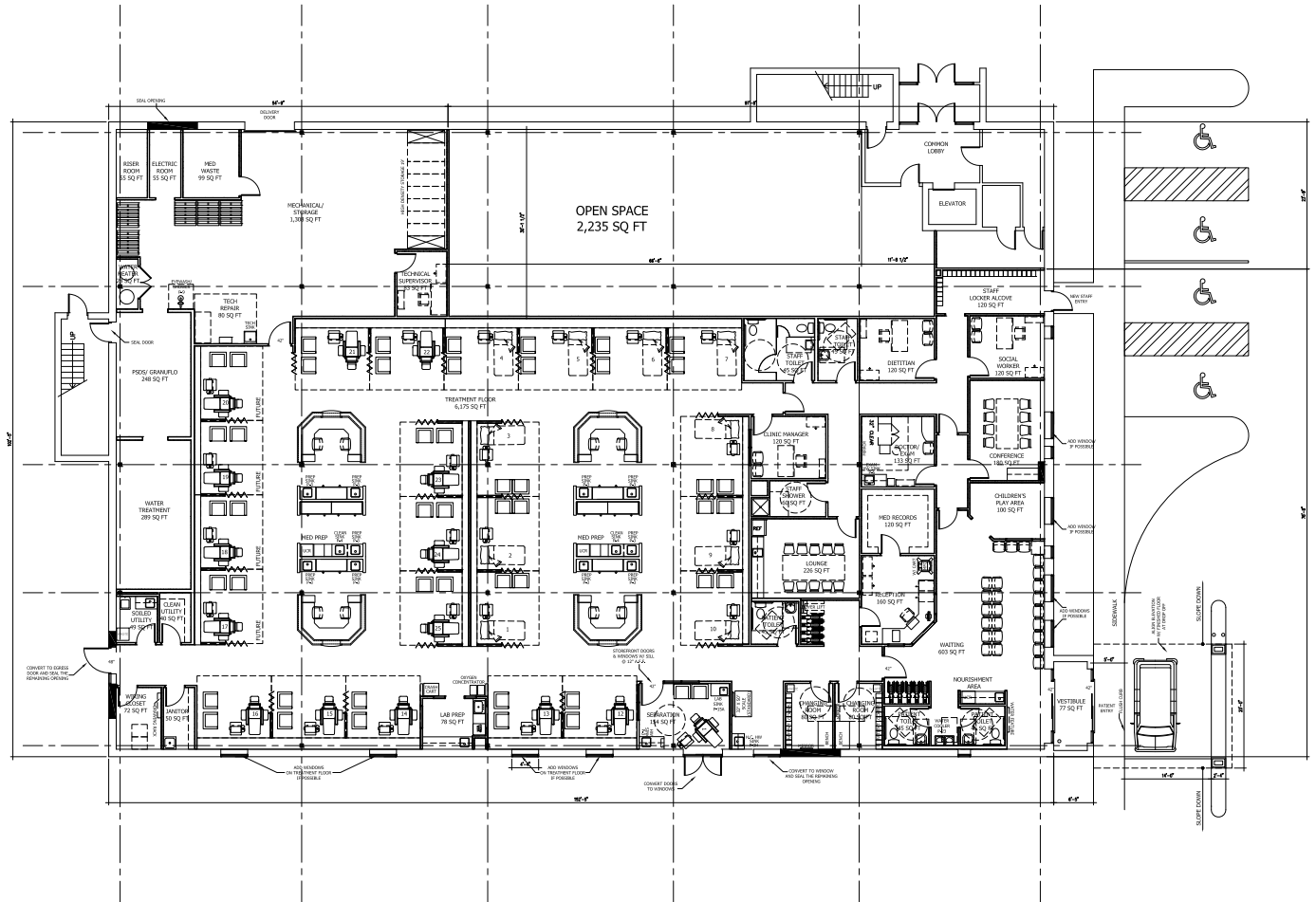


1 Chabot Street

Property Overview

Owner	Corriveau-Routhier Incorporated
Building Size	31,200± SF
Lot Size	2.99± acres
Space Breakdown	15,600± SF first floor (medical office: occupied by Fresenius Medical Care Dialysis) 15,600± SF second floor (office: currently vacant)
Current Tenant	Fresenius Medical Care (see attached lease terms)
Current Income	See lease abstract attached
Building Age	1987
Assessor's Reference	Map 47, Lot 203
Deed Reference	Book 7057, Page 222
Zoning	Gateway Commercial
Construction	Concrete block and steel frame
Roof	Flat, rubber membrane. Replaced in 2014
Floors	Concrete/tile/carpet
Ceiling Height	16' first floor and 10' second floor
Electrical	3 Phase, 200 Amp, 208/120 Volts
HVAC	Natural gas-fired forced hot air. Roof-mounted cooling units for showroom and second floor.
Lighting	Fluorescent lighting fixtures
Loading Doors	Two (2) 14' x 14' grade level and two (2) 8' x 8' dock high level with dock seals and load levelers
Elevator	Yes, one passenger elevator
Sprinkler System	Full coverage wet system
Central Fire Alarm	Yes
Bathrooms	Each floor
Utilities	Public water and sewer, electricity, telephone, and gas
Parking	Ample, on-site

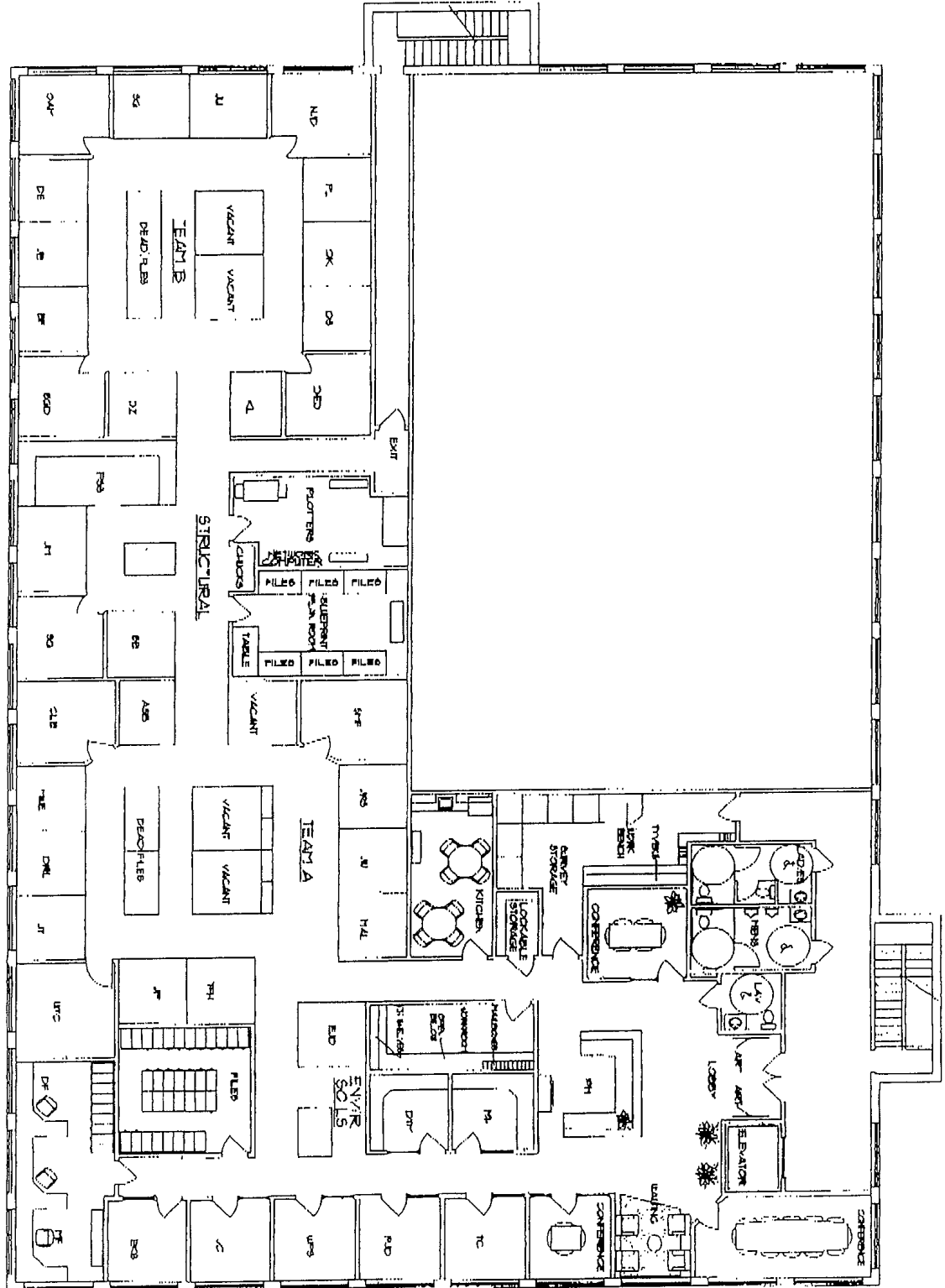
FOR SALE : \$3,100,000



LEASE TERMS

Tenant	Fresenius Medical Care Casco Bay Dialysis
Floor	1st
Lease Execution	1/28/2014
Lease Term	9/1/14 - 8/30/26
Base Rent	9/1/24 - 8/31/26 : \$162,000 annually, \$10.85/SF NNN
Option to Renew	3, 5 year options
Option Term Rent	1 - \$11.39/SF, 2 - \$11.96/SF, 3 - \$12.56/SF
Parking	5 designated spots
Early Termination Clause	None
Right of First Offer/Refusal	None
Miscellaneous	Guarantor - Fresenius Medical Care Holdings Inc.

2ND FLOOR



SCHEMATIC FLOOR PLAN

SECOND FLOOR PLAN
SEBAGO TECHNIQS

SCALE: 1/8" = 1'-0"



1 Chabot Street



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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:

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.