

# TIDEWATER VILLAGE IN FALMOUTH

## UP TO 9,570± SF FOR LEASE OR SALE



**T**idewater Village is a high quality mixed-use development creating a new neighborhood connecting Clearwater Drive to the Presumpscot River Basin and Casco Bay.

Located off Route 1 in Falmouth at the southern end of Tidewater Village, this 3½ story complex at 75 Clearwater Drive offers up to 9,570± SF of retail and office for lease or for sale on its first and second floors. Luxury townhouse residences are on its upper floors.

**For further information contact:**

**Joe Malone, CCIM**  
**(207) 772-2422**  
**joe@malonecb.com**



## PROPERTY SUMMARY

<b>LOCATION:</b>	75 Clearwater Drive Falmouth, Maine
<b>OWNER:</b>	Emery Waterhouse
<b>LANDLORD:</b>	Clearwater II LLC
<b>ZONE:</b>	Tidewater Master Planned Development District
<b>AVAILABLE SQ FOOTAGE:</b>	9,570± total available <ul style="list-style-type: none"><li>• 3,410± SF - First Floor #104 (Subdividable)</li><li>• 1,656± SF - Second Floor #204</li><li>• 802± SF—Second Floor #204B</li><li>• 3,701± SF - Second Floor #206</li></ul>
<b>AVAILABILITY:</b>	Now
<b>USE:</b>	Retail and/or office
<b>UTILITIES:</b>	Public water and sewer
<b>LEASE RATE:</b>	\$18.00 PSF Triple Net (NNN) Landlord will provide \$28 PSF fit-up allowance
<b>NNN EXPENSES:</b>	\$4.41 <sup>1</sup> PSF - First Floor \$4.79 <sup>1,2</sup> PSF - Second Floor <i><sup>1</sup> Real estate taxes are estimated due to new construction</i> <i><sup>2</sup> Second floor expenses include elevator maintenance</i> <i>Expense breakdown available upon request</i>
<b>SALE PRICE:</b>	\$222. PSF (includes \$28 PSF fit-up allowance)
<b>BROKER:</b>	Joe Malone, CCIM (207) 772-2422 joe@malonecb.com

### Tidewater Master Planned Development District

This district is intended to allow development of the Tidewater area into a high quality, mixed use commercial/residential neighborhood while preserving a significant portion of the area as open space including much of the historic Tidewater Farm.

The standards and procedures of the district are designed to permit maximum creativity in site design and ensure high quality construction with special attention to landscaping, lighting, building orientation and form, coordination of architecture, and signage.

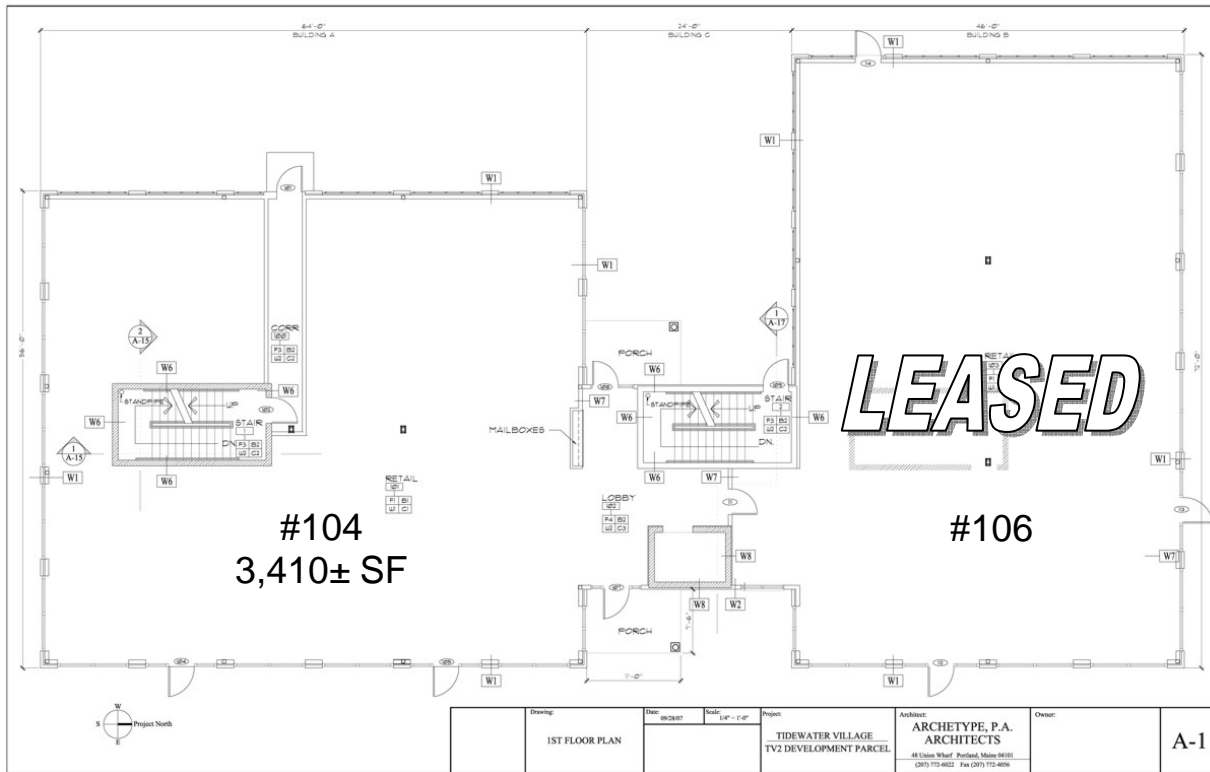
Permitted uses include: business and professional offices, retail and service establishments, health institutions, day care centers.

The Falmouth Zoning Ordinance can viewed online at: <http://www.town.falmouth.me.us/Pages/search>

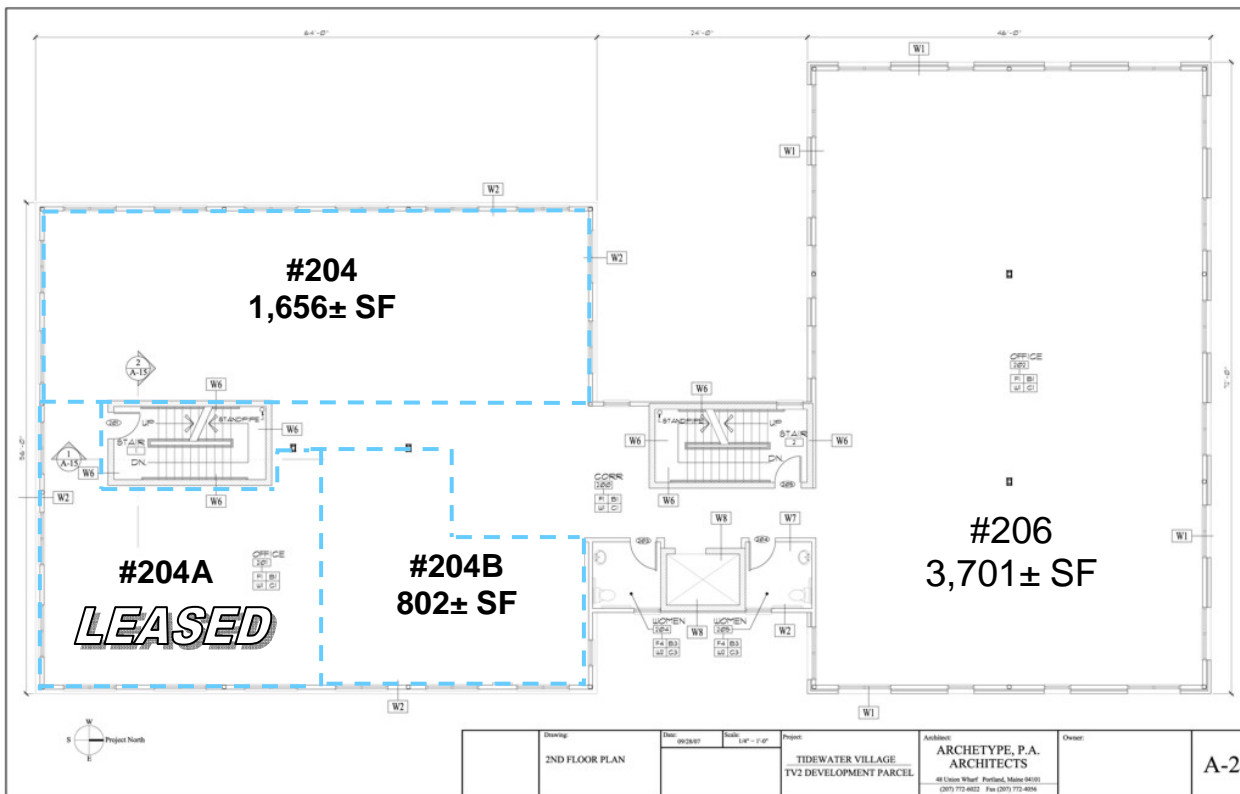
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# FIRST FLOOR



# SECOND FLOOR

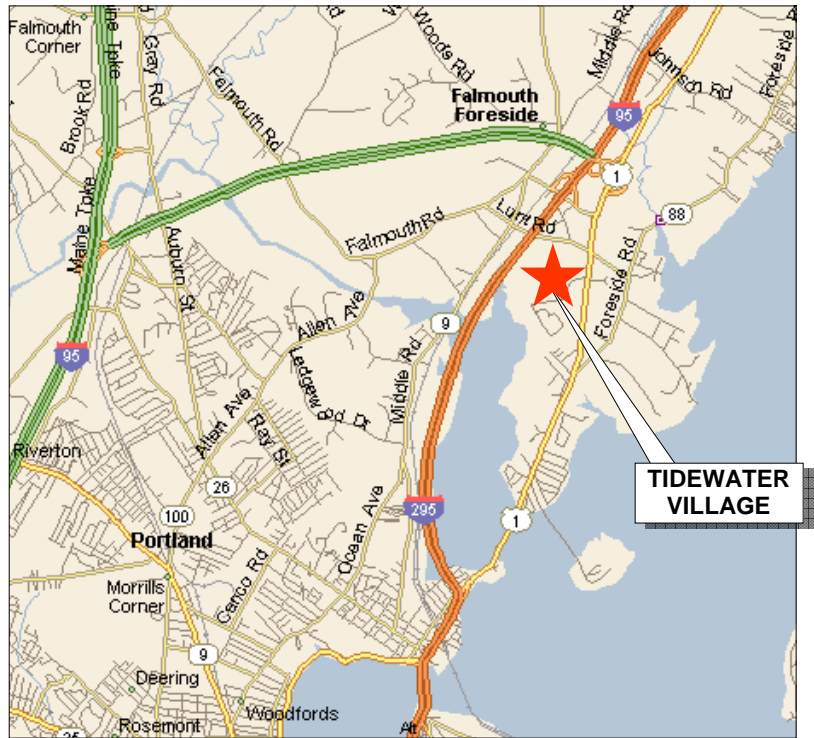


Spaces are provided in as a clean vanilla shell. \$28/PSF fit-up allowance for tenants. Fit-up allowance of \$28 PSF is included in the sale price.

# GENERAL AREA

Tidewater Village is conveniently accessible and close to major roads.

	DISTANCE
I-295	1± mile
I-95/Turnpike	1.3± miles
Portland	3± miles
Route 9	1.2± miles
Route 88	1± mile



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