

# 76 UNION STREET - BRUNSWICK

## CENTRAL DOWNTOWN OFFICE SPACE FOR LEASE



<b>SPACE TYPE:</b>	OFFICE	PROFESSIONAL/EXECUTIVE OFFICE
<b>SPACE RANGE:</b>	1,921+/- SF	ACROSS FROM HANNAFORD PLAZA
<b>ZONING:</b>	MU2 - MIXED USE 2	CONVENIENT ACCESS TO I-295
<b>PARKING:</b>	4 DEDICATED SPACES	WALK TO RESTAURANTS & SHOPPING
<b>TRAFFIC COUNT:</b>	4,600 AADT16	<b>LEASE RATE: \$1,950/Mo MG</b>



For more information contact:

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kbutterfield@kw.com





# 76 UNION ST - BRUNSWICK LEASE INFORMATION

<b>OWNER</b>	3A Properties LLC		
<b>SPACE TYPE</b>	Office		
<b>TOTAL BUILDING SIZE</b>	6,951+/- SF		
<b>SPACE BREAKDOWN</b>	<b>FLOOR</b>	<b>SF+/-</b>	<b>RATE</b>
	First	1,921	\$1,950/Mo MG
<b>ZONING</b>	MU2 - Mixed Use 2 / Intown Railroad Corridor		
<b>STREET FRONTAGE</b>	235+/- Ft		
<b>PARKING DESCRIPTION</b>	4 dedicated spaces		
<b>SIGNAGE</b>	On building		
<b>TRAFFIC COUNT</b>	4,600 AADT16		
<b>UTILITIES</b>	<b>TYPE</b>	<b>PAID BY</b>	
<b>ELECTRICITY</b>	Circuit Breakers	Tenant	
<b>SEWER</b>	Public	Landlord	
<b>WATER</b>	Public	Landlord	
<b>HEAT SYSTEM</b>	FHA	Tenant	
<b>HEAT FUEL</b>	Oil	Tenant	

## OVERVIEW

Downtown office in distinctive Victorian building with off-street parking. Walk to restaurants, train station and shopping. 1,921 SF of attractive, first floor office space providing a front conference room, large reception/administrative area, two private offices, two bathrooms (one with shower), and a large, rear multi-purpose room which includes a kitchenette. Includes exclusive dedicated parking on the left side of the premises and basement storage. Tenant pays for electricity and oil heat.

50 Sewall St. - Portland, Maine 04102 • Tel. 207-879-9800 • [www.balfourcommercial.com](http://www.balfourcommercial.com)

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## 76 UNION ST - BRUNSWICK ECONOMIC DEVELOPMENT

Economic and Community Development (ECD) helps to promote the Town of Brunswick as a great place to do business, a great place to live, and a great place to visit. We strive to facilitate capital investment, job creation, business activity and property tax base expansion by attracting prospective businesses and supporting the expansion and retention of existing local businesses. We work to connect business and community development projects with available state and federal grant opportunities, such as Community Development Block Grants (CDBG). The Town of Brunswick, supports the initiatives of and works with the Brunswick Downtown Association (BDA), in fostering a vibrant downtown.

### Redevelopment

We serve as the liaison between the Midcoast Regional Redevelopment Authority (MRRA) and the Town of Brunswick, and support the Town Departments of Planning and Development and Parks and Recreation through the public benefit conveyances (PBC) process.

### Transportation

Brunswick serves a multi-modal transportation hub and gateway to Midcoast Maine. Brunswick Station, a mixed-use, transit-oriented development centered around the Brunswick Visitor Center/train station, is served by Amtrak Downeaster passenger rail service, Concord Coach lines, regional and local bus and taxi services.

### How We Help Brunswick Business

Brunswick economic and community development staff provide expertise and assistance with an array of federal, state, local and private economic development resources. We are highly adept at assessing a business' development needs and packaging customized financial resources to meet those needs.

- In particular, the Brunswick ECD staff stands ready to assist existing and prospective Brunswick employers to:
- Identify suitable sites for commercial activity
- Help businesses navigate local and state regulatory requirements
- Identify sources of investment capital and package customized financing from multiple sources in order to facilitate business development by leveraging private resources and sharing risk
- Reach out to existing local businesses and provide assistance to address challenges and/or capitalize on opportunities
- Help businesses tap into the network of federal, state, local and private resources that support economic development

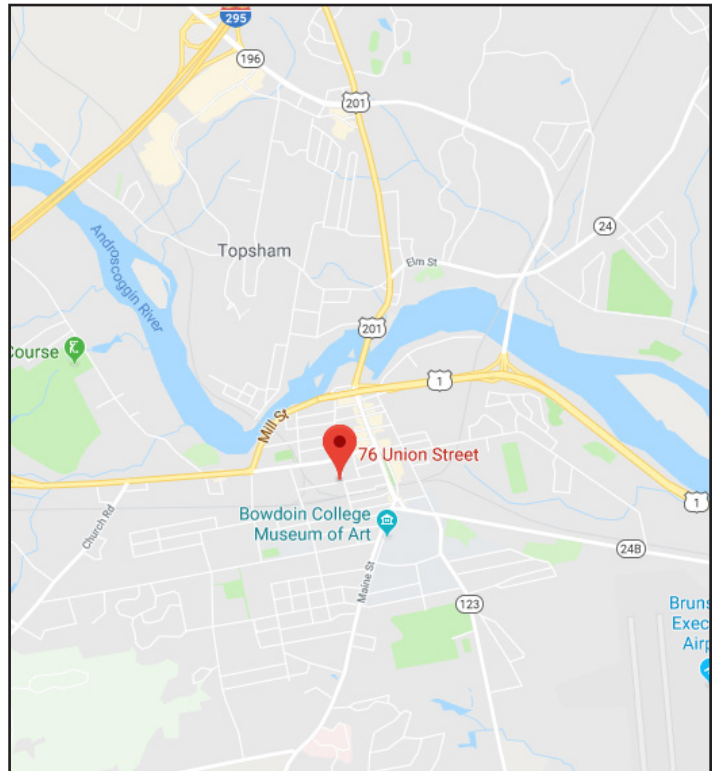
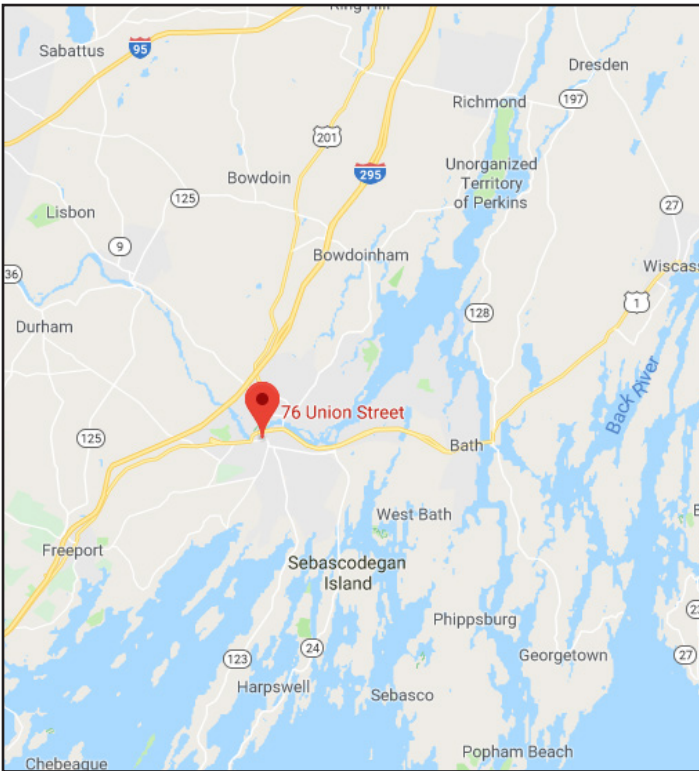
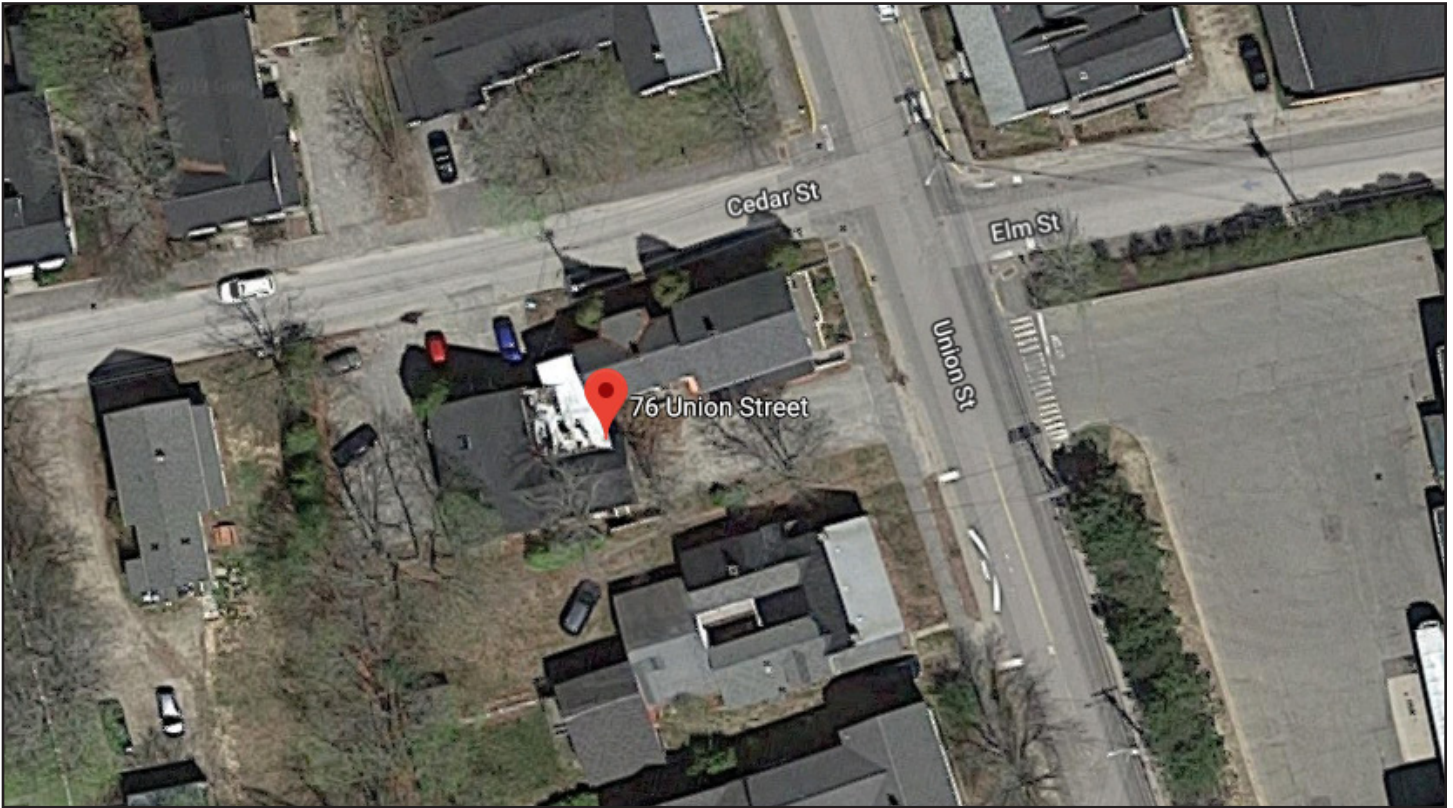
Information from: <https://www.brunswickme.org/154/Economic-Community-Development>

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# 76 UNION ST - BRUNSWICK LOCATION



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# 76 UNION ST - BRUNSWICK PHOTOS



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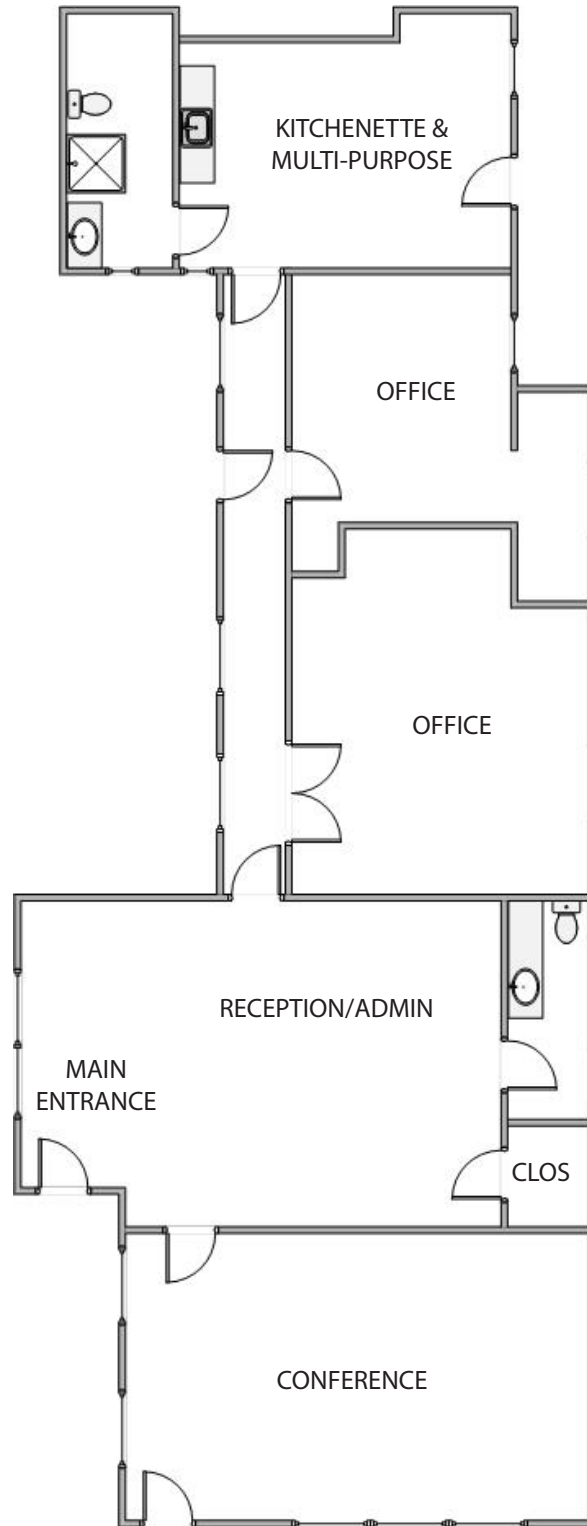
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Note: This drawing is not to scale. It is for representational purposes only.



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:

- ✓ 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](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*



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