

NEW DOWNTOWN RETAIL | OFFICE

ORONO, MAINE



The proposed University Credit Union Complex will be the first signature office building constructed in downtown Orono in the last 50+ years.

The building will be the new headquarters of University Credit Union and will also house a full service retail branch. There will be 2,400 SF for office or retail on the first floor.

The Town of Orono will be involved in constructing a parking facility to ensure adequate employee and client parking as well as enhancing downtown public parking. The complex will afford prime exposure from inbound traffic traveling toward the University.

FOR LEASE

What:	UCU Katahdin Block Building <ul style="list-style-type: none">• 1st Floor - 2,400± SF retail
Where:	6 Bennoch Road Orono, Maine <ul style="list-style-type: none">• At the intersection with Main and Mill Streets• Near the University of Maine's main campus
Site Size:	0.27± acres (6 Bennoch Road)
Traffic:	14,000+ vehicles per day
Zone:	Village Commercial (VC)
Broker:	John Doyon, CCIM (207) 772-8300 direct (207) 358-7913 direct fax john@malonecb.com



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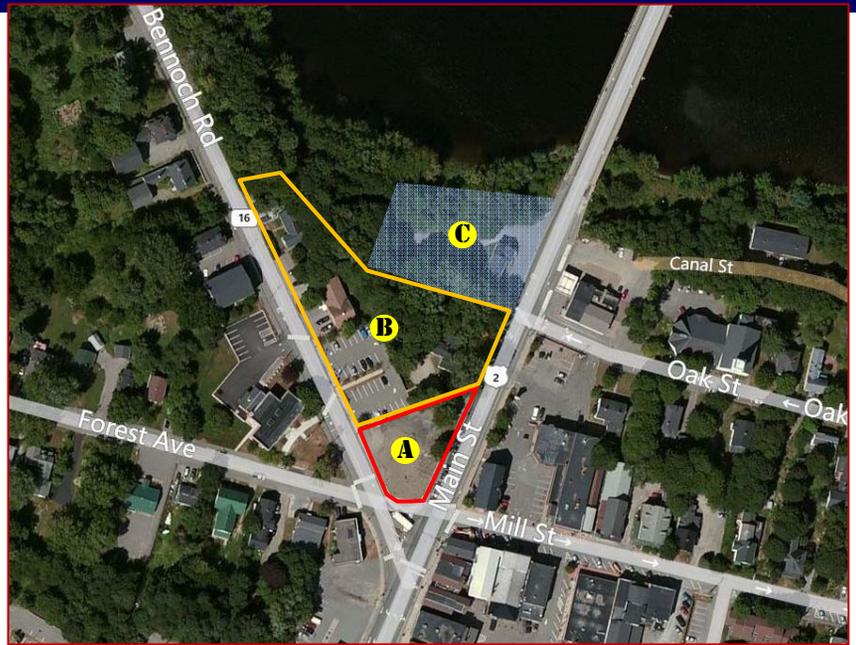
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OVERVIEW

The Katahdin Block project will include a privately-owned, publicly accessible urban plaza located on the corner on Main Street and Bennoch Road. The plaza will serve as focal point for downtown Orono and will be central to pedestrian and commercial activity. The plaza will include a public art installation and other elements to welcome and promote visitor traffic.

This aerial illustrates parcels in or potentially in the overall project. The total acreage for the project including the UCU's Katahdin Block site and town-owned parcels is 1.79± acres.



UCU's Katahdin Block Site Summary

ADDRESS:	6 Bennoch Road, Orono, ME
ACCESS:	Via I-95 to Kelly Rd. Exit (#191) to Main St.
OWNER:	University Credit Union (UCU)
SITE SIZE:	0.27± acres
ZONE:	Village Commercial (VC)
UTILITIES:	Public water & sewer; natural gas

Project Summary

ID	Ownership	Description
A	UCU	6 Bennoch Road
B	Town-owned	Parking lot across from post office, old ambulance building and 2 apartment buildings
C	Private	UCU has first right of refusal - may become part of the project at a later date

BUILDING SUMMARY

BUILDING SIZE:	18,000± SF	CEILING:	9±'
USE:	Office or retail	FLOORING:	Unfinished
STORIES:	3 including daylight improved basement	LIGHTING:	Unfinished
ELEVATOR:	Yes	ELECTRIC:	200 amps projected
CONSTRUCTION:	Brick and steel	HVAC:	Gas/electric
FOUNDATION:	Full basement	SPRINKLER:	Yes
EXTERIOR:	Fiber cement clapboard siding	SIGNAGE:	Building signage will be above front and back entrances
WINDOWS:	Energy efficient multi pane	PARKING:	Public parking behind building with dedicated client parking adjoining the rear of the building

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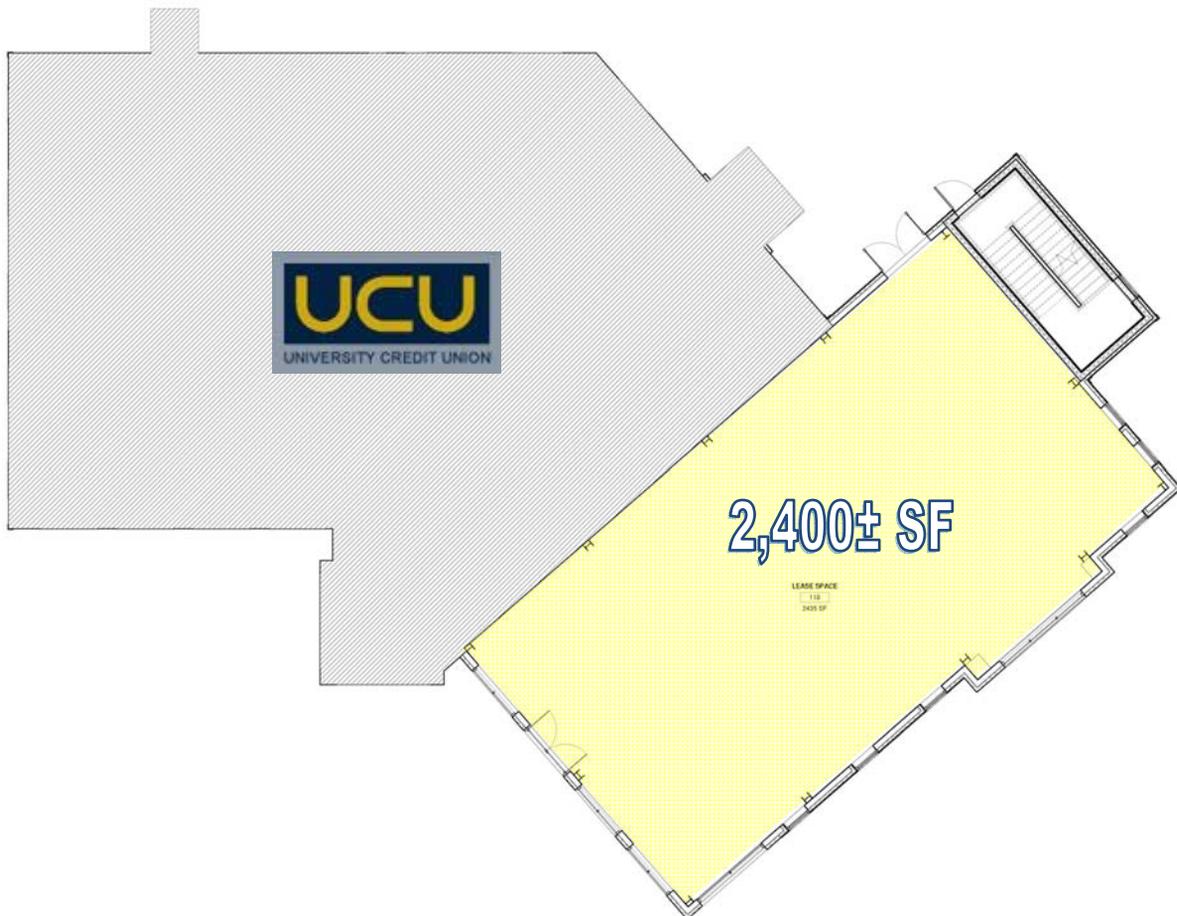


SPACE & LEASE SUMMARY

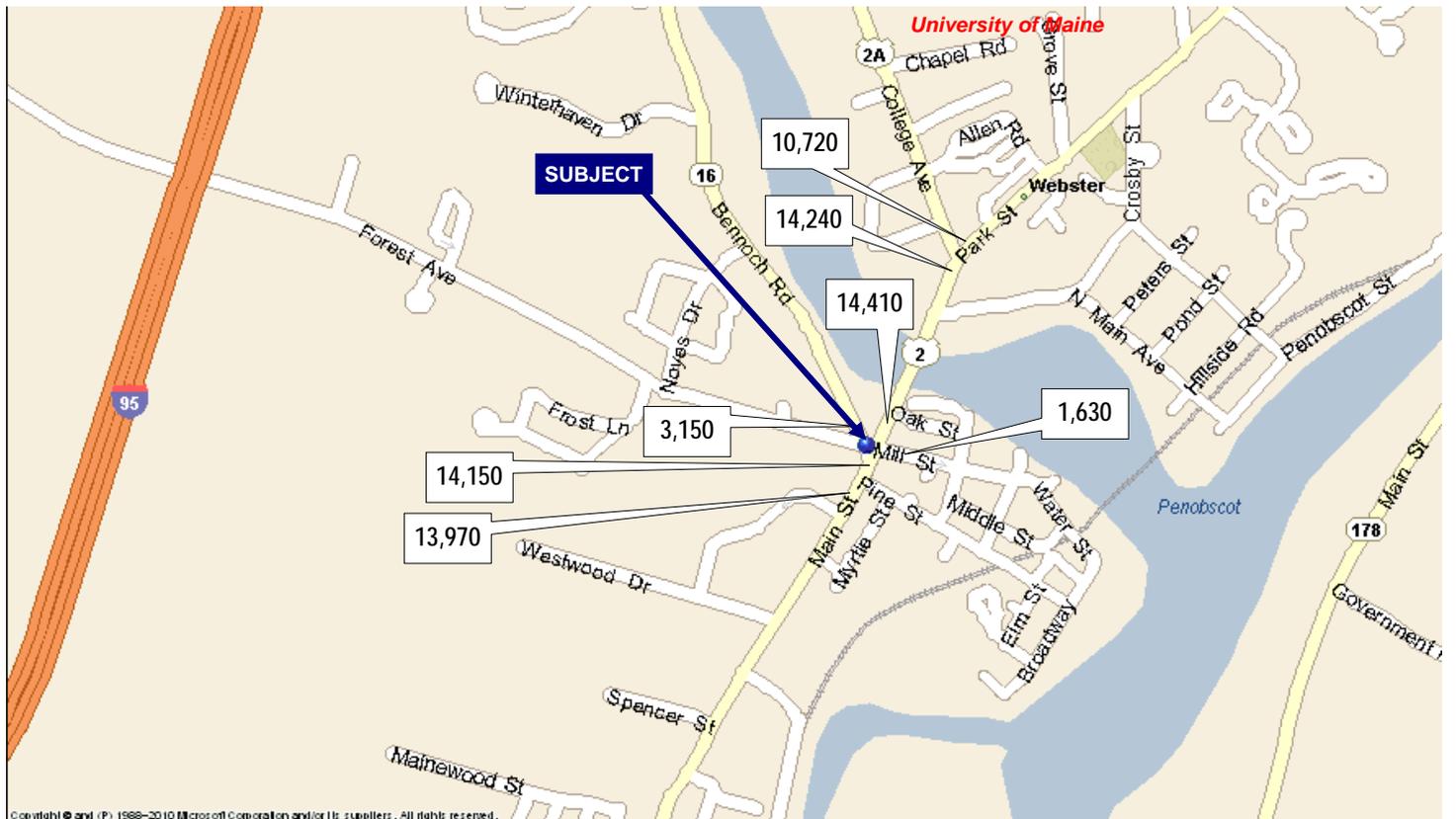
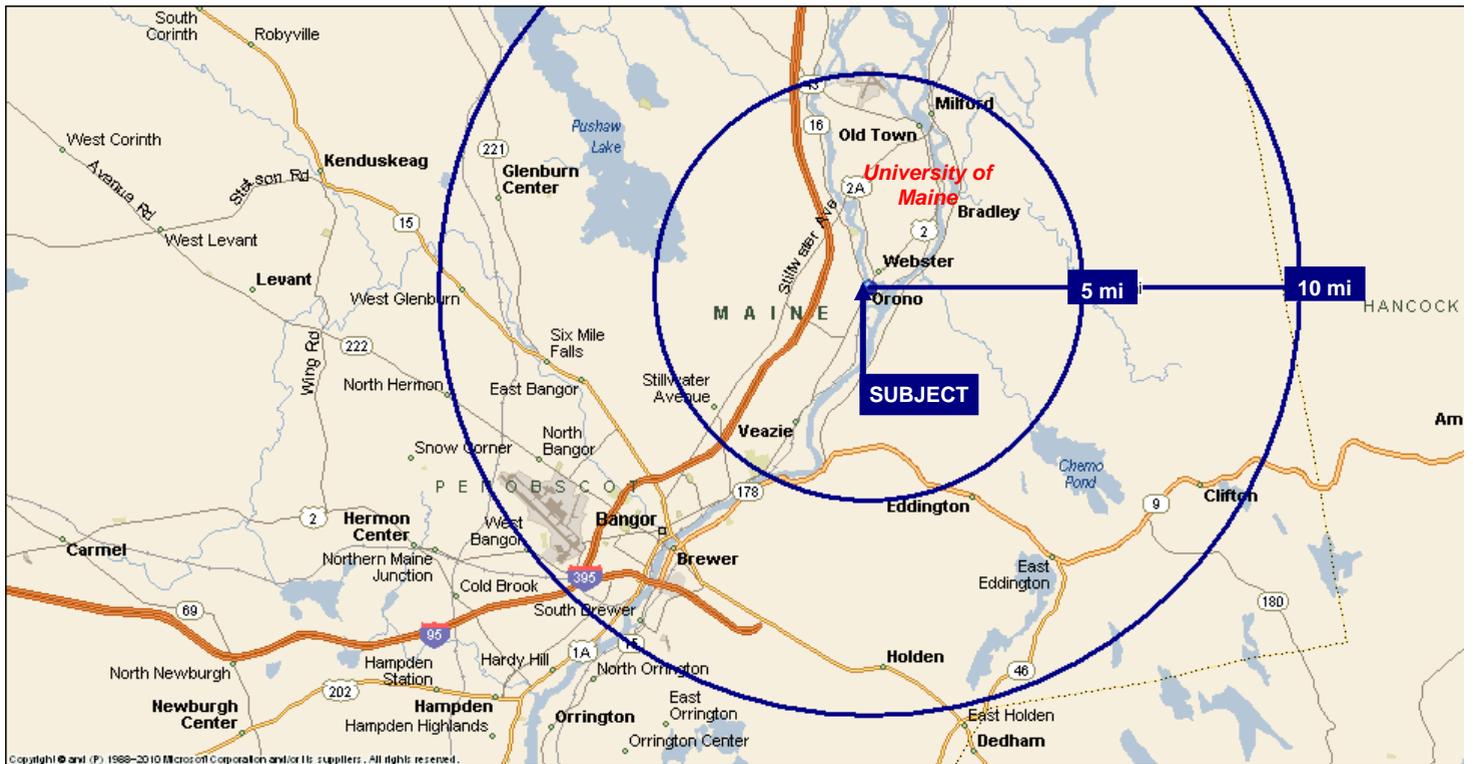
SPACE SIZE:	1st Floor - 2,400± SF	LEASE RATE:	\$14.00 PSF Triple Net (NNN)
CONFIGURATION:	Open space which a tenant may build-out	NET CHARGES:	Not yet determined <ul style="list-style-type: none">• Contact broker for list of what net charges may include• Tenant is responsible for: HVAC, water and sewer, electricity, internet expenses
AVAILABILITY:	Summer 2014	LEASE TERM:	5 to 10 years
LANDLORD:	University Credit Union	BROKER:	John Doyon, CCIM (207) 772-8300 direct (207) 358-7913 fax john@malonecb.com

STANDARD FEATURES: Proposed standard space features include the following with additional build-out allowances possible depending upon cost and lease term:

- Paint – Walls primed and painted with one finish coat
- Electrical – 200 amp service
- Automatic Fire Sprinkler Systems – All areas will be protected by automatic fire sprinklers
- HVAC – Dedicated roof top space has been created for heating and air conditioning units, with chaseways from the dedicated space to the leased space for ease of installation.



GENERAL AREA | TRAFFIC COUNTS



Source: Traffic Volume Counts, 2011 Annual Report, State of Maine, Dept. of Transportation, Traffic Engineering Division, Penobscot County. Counts noted are AADT (Annual Average Daily Traffic) and are cumulative in both directions unless otherwise noted.



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