



Lewiston-Auburn Area Forecast: Partly Sunny

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Lewiston-Auburn At a Glance:

Status: Second largest community in Maine

Population (Lewiston-Auburn combined): 59,650

Labor Force L-A MSA: 58,200

Unemployment Rate (L-A MSA Nov. '08): 6.5%

Interesting Facts:

- In the past two years, more than \$270 million of new investments have been made or committed to in L-A
- Both Lewiston and Auburn were past recipients of the prestigious and competitive All-America City designation bestowed by the National Civic League
- In two separate global analyses by KPMG International comparing the costs of locating business operations, Lewiston fared better than any other New England community studied
- L-A has received national and statewide recognition for its development renaissance and/or projects by *Wall Street Journal*, *Boston Globe*, *Newsweek*, the Associated Press, Maine Public Radio, and *Mainebiz*





Economic Development



Economic Development Overview

- Major opportunity: Transportation/
Distribution/Logistics Sector



Economic Development Overview

- **BIG PROJECTS:** Industrial parks, hotels, retail, road improvements, hospital and college expansions, new elementary school



Economic Development Overview

- Explosion of new restaurants, arts





Office Market



Office Market Overview

- Class A - \$8 to \$12 NNN
Class B - \$6 to \$8
- Office space enhanced by new parking (current and future), dining options, new high-speed Internet investments
- Bold new plan for riverfront investments considered by City of Lewiston, includes mixed-use space along Lincoln Street




Office Market Overview

- Health Care/medical offices continue to propagate
- Most 1st-floor spaces on downtown Lisbon Street, Lewiston, & Main Street Auburn, occupied!
- Showpieces: 250 Goddard Road (Sebago Technics); River Park, 72 Main Street (Bluewater Energy Solutions and Canusa Corporation); Business Service Center, 415 Lisbon Street (Merrill Lynch)



Commercial/Industrial



Industrial Market Overview

- Still fairly low vacancy rate
- Manufacturing sector continues to do well generally
- Investment continues at Bates Mill Complex; new tenancy activity in Hill Mill, Continental Mill; museum looking to locate in Camden Yarn Mill
- Diversified economy is L-A's saving grace
- Showpieces: New hangar built at A-L Municipal Airport for Lufthansa Starliner project; Gendron Business Park; Bisson Transportation, etc.

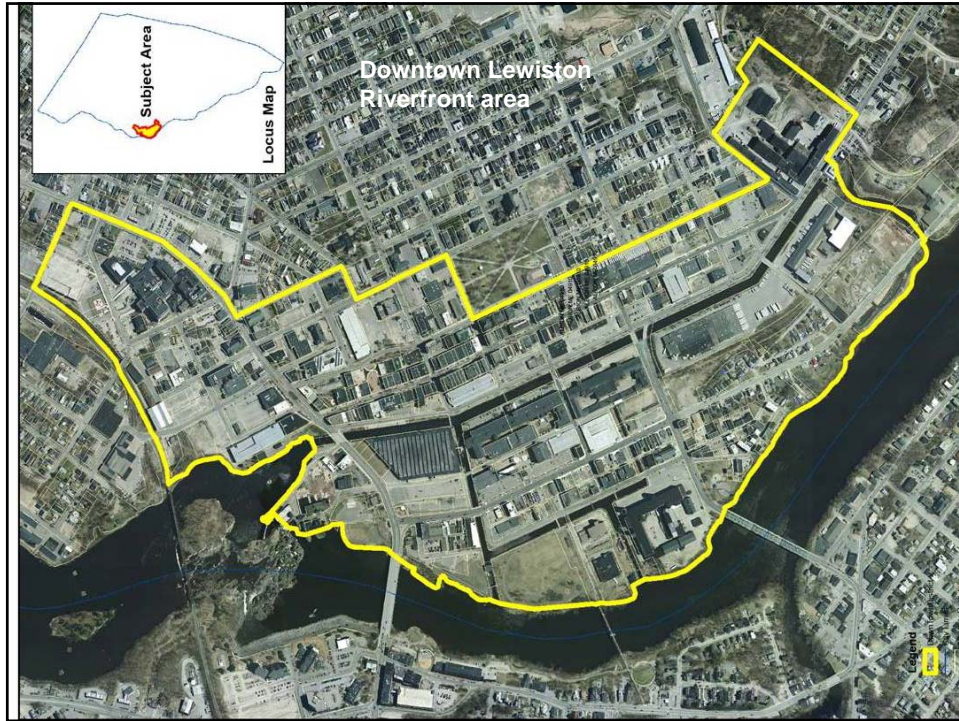
Why L-A's renaissance?

- Proximity to Portland, Augusta, Brunswick, Western Maine (1/2 state's population within 30 miles)
- Access to nearly 60% of Maine's workforce within 50 miles
- Diverse economy: financial services, high-precision manufacturing, transportation/logistics, health care, telemarketing, retail, printing
- Affordable properties
- Business-friendly, collaborative attitude at City Halls

Why L-A's renaissance?

- Androscoggin River and opportunities along its banks
- Other recreational amenities: Mount Apatite, Thorncrag Nature Sanctuary, Lost Valley, Riverwalk, walking/biking trails, Androscoggin Bank Colisee, Skateboard Park, golf courses (Fox Ridge, Martindale, others)
- Service-center community with all the fixings: world class libraries, hospitals, schools, arts, restaurants, IT, retail, etc.
- Public/private schools, five colleges
- RESILIENCE, HARD WORK PART OF L-A's BRAND!!





Stay tuned!

It's Happening Here!
LEWISTON - ARIZONA

The graphic features a vertical strip of four images on the left side. From top to bottom: a brick building with a green roof and arched windows; a large Gothic-style cathedral with multiple spires; a modern building with a large garden of yellow flowers; and a hot air balloon festival over a river with several balloons in the sky. The main background is light blue, with a central dark blue horizontal band containing the text 'Stay tuned!' in white. In the bottom right corner, there is a logo for 'It's Happening Here!' with a stylized 'A' and the text 'LEWISTON - ARIZONA' below it.