



## Central Maine Market Forecast

**CHRIS PASZYC, CCIM, PARTNER**

« ENTER »

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« INTRODUCTION LEWISTON/AUBURN MIDCOAST GREATER AUGUSTA CONCLUSION »

### PRESENTATION OVERVIEW

- LEWISTON/AUBURN
- MIDCOAST
- GREATER AUGUSTA
- 2012 IN REVIEW:
  - SIGNIFICANT TRANSACTIONS & NEW DEVELOPMENTS
  - TRENDS IN SUPPLY & DEMAND
- 2013 & BEYOND FORECAST

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### SIGNIFICANT TRANSACTIONS

LIBERTY MUTUAL OFFICE BUILDING: 1775 LISBON ST., LEWISTON - SOLD



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### SIGNIFICANT TRANSACTIONS

34 COURT ST. AUBURN - SOLD





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SIGNIFICANT TRANSACTIONS

COMMUNITY HEALTH OPTIONS & WILLIS AT BATES MILL - LEASED



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SIGNIFICANT TRANSACTIONS

LIBSON CREDIT UNION: SABATTUS ST., LEWISTON - NEW DEVELOPMENT



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SIGNIFICANT TRANSACTIONS

PANERA BREAD & ASPEN DENTAL: AUBURN MALL - NEW DEVELOPMENT



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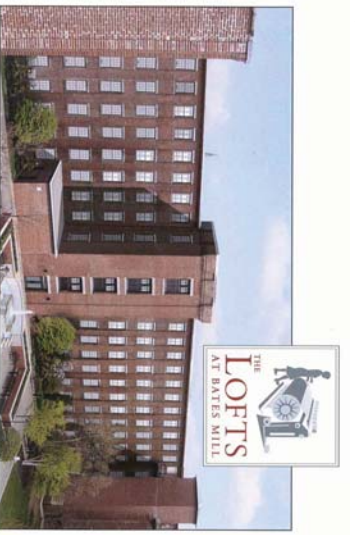
SIGNIFICANT TRANSACTIONS

J&S OIL: LIBSON ST., LEWISTON - NEW DEVELOPMENT



## SIGNIFICANT TRANSACTIONS

DOWNTOWN: HAMPTON INN - NEW DEVELOPMENT



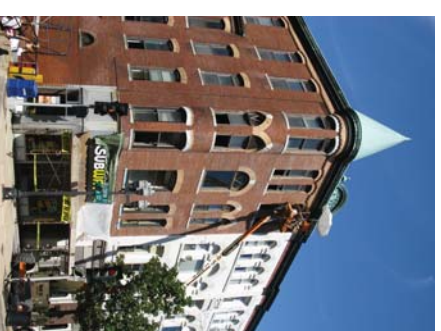
## SIGNIFICANT TRANSACTIONS

LOFTS AT BATES MILL



## TRENDS IN SUPPLY & DEMAND

SEARS LEAVING THE LEWISTON MALL



## TRENDS IN SUPPLY & DEMAND

DOWNTOWN LIFE SAFETY GRANTS

- Up to \$50,000
- \$25,000 in grants
- \$25,000 of 0% loan
- 1:1 match
- For example, a \$60,000 project would require \$30,000 match and would receive \$25,000 in grant and \$5,000 in loan



TRENDS IN SUPPLY & DEMAND  
AUBURN MALL STILL HOT!



LONG TERM PREDICTIONS  
AUBURN MALL AREA HANNAFORD SITE DEVELOPMENT



SIGNIFICANT PROJECTS  
AUBURN MALL ICE ARENA



LONG TERM PREDICTIONS  
BATES MILL #5 DEMOLITION AND REDEVELOPMENT





## LONG TERM PREDICTIONS

### BATES MILL #5 DEMOLITION AND REDEVELOPMENT



## LONG TERM PREDICTIONS

### OXFORD STREET REDEFINED



## LONG TERM PREDICTIONS

### BATES MILL #5 DEMOLITION AND REDEVELOPMENT



## 2013 PREDICTIONS

### AUBURN INDUSTRIAL PARK - PHASE II

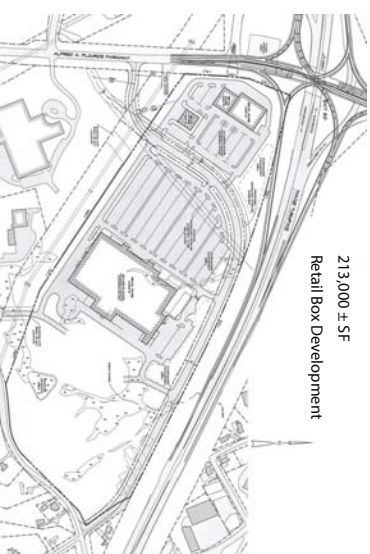
- 119 ± Acres
- 8 lots
- From 5 to 32 ± Acres

LONG TERM PREDICTIONS  
BUSINESS PARKS: GENDRON BUSINESS PARK



LONG TERM PREDICTIONS  
EXIT 80, LEWISTON: INTERCHANGE RECONFIGURATION, RETAIL DEVELOPMENT

213,000 ± SF  
Retail Box Development



LONG TERM PREDICTIONS  
EXIT 80, LEWISTON: INTERCHANGE RECONFIGURATION



SIGNIFICANT TRANSACTIONS  
POSITIVE ACTIVITY AT THE TOPSHAM FAIR MALL





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TRENDS IN SUPPLY & DEMAND

THE RED MILL



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TRENDS IN SUPPLY & DEMAND

BRUNSWICK NAVAL AIR STATION REDEVELOPMENT:  
MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY



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BRUNSWICK NAVAL AIR STATION REDEVELOPMENT:  
SOUTHERN MAINE COMMUNITY COLLEGE



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SIGNIFICANT TRANSACTIONS

BRUNSWICK NAVAL AIR STATION REDEVELOPMENT:  
MOLNIVCKE HEALTHCARE: NEW 79,000± SF MANUFACTURING FACILITY



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## SIGNIFICANT TRANSACTIONS

NEW 105,500± SF STATE OFFICE BUILDING AT CENTRAL MAINE COMMERCE CENTER



## TRENDS IN SUPPLY & DEMAND: INCREASING OFFICE VACANCY

65,000± SF FORMER DEPARTMENT OF HEALTH & HUMAN SERVICES



## TRENDS IN SUPPLY & DEMAND: INCREASING OFFICE VACANCY

70,000± SF FORMER STATE OF MAINE OFFICE OF INFORMATION TECHNOLOGY



## TRENDS IN SUPPLY & DEMAND

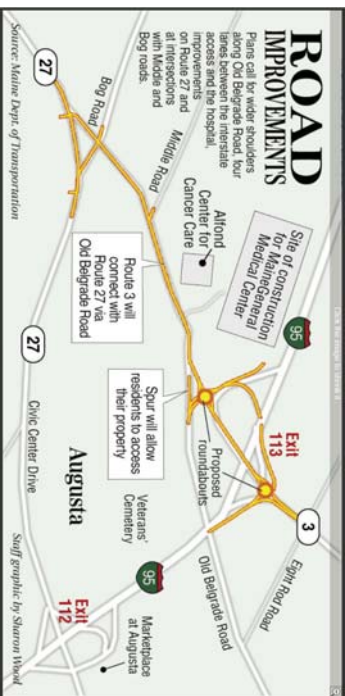
MAINE GENERAL MEDICAL CENTER'S NEW HOSPITAL





## TRENDS IN SUPPLY & DEMAND

### MAINE GENERAL MEDICAL CENTERS NEW HOSPITAL



## TRENDS IN SUPPLY & DEMAND: RESULTING VACANCY

### SEATON CAMPUS, WATERVILLE 147,000± SF, 41± ACRES



## TRENDS IN SUPPLY & DEMAND: RESULTING VACANCY

### 6 EAST CHESNUT STREET, AUGUSTA: 263,500± SF ON 18.7± ACRES



## SIGNIFICANT TRANSACTIONS

### FORMER CONY HIGH SCHOOL TO BECOME SENIOR HOUSING



## SIGNIFICANT TRANSACTIONS

KAPLAN UNIVERSITY REDEVELOPS FORMER STAPLES BOX



## SIGNIFICANT PROJECTS

NEW HAMPTON INN AT I-95, EXIT 109



## SIGNIFICANT TRANSACTIONS

NEW BANGOR SAVINGS BANK REGIONAL HUB



## TRENDS IN SUPPLY & DEMAND

## BANKS & CREDIT UNIONS ARE STILL BUILDING





## TRENDS IN SUPPLY & DEMAND

BANKS & CREDIT UNIONS ARE STILL BUILDING



## TRENDS IN SUPPLY & DEMAND

PINE STATE TRADING CO. MOVES OPERATIONS TO GARDINER



## TRENDS IN SUPPLY & DEMAND: RESULTING VACANCY

EXISTING PINE STATE FACILITY WILL HAVE OVER 100,000 SF AVAILABLE



VS.



## TRENDS IN SUPPLY & DEMAND

NEW NATURAL GAS PIPELINES)



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LONG TERM PREDICTIONS

MAJOR PROJECT FOR GARDINER'S WATERFRONT



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SPECIAL THANKS TO:

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GREATER AUGUSTA:

- Nate Rudy
- Kennebec Journal
- Peter Thompson, Kennebec Valley Chamber of Commerce

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