

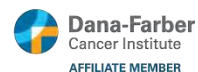
# ROCK ROW

WESTBROOK • PORTLAND, ME





**NOW OPEN!**





URBAN PLACEMAKING

# PERFECT CAMPUS BALANCE



LARRABEE ROAD

NEIGHBORHOOD  
ON MAIN

MAIN STREET

RAIL TRAIL

HEALTH CAMPUS

MIXED-USE  
URBAN VILLAGE

EXIT  
47

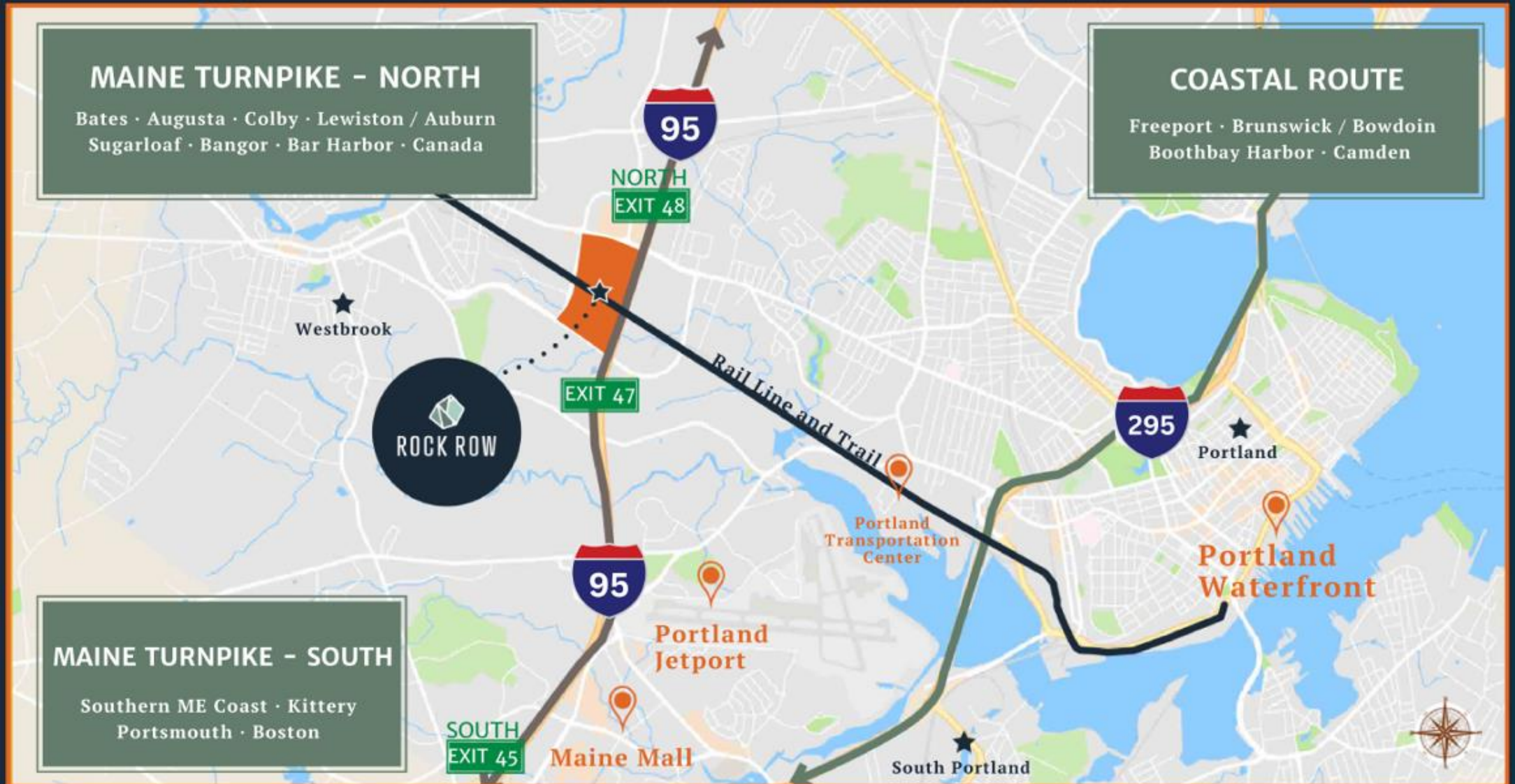
INTERSTATE  
95

EXIT  
48





# IN THE CENTER OF IT ALL





VISITATION HIGHLIGHTS

# ROCK ROW BY THE NUMBERS TODAY

## AVG. DAILY TRAFFIC

99,924

WESTBROOK ARTERIAL

MAIN STREET

LARRABEE ROAD

I – 95 SOUTHBOUND

I – 95 NORTHBOUND

## VISITATION DATA

3.2M

TOTAL 2023 VISITORS

576K

UNIQUE VISITORS

4.97

AVG. # VISITS PER CUSTOMER

62 MIN

DWELL TIME

MAINE'S BUSIEST SHOPPING CENTER BY SQ. FT.

5<sup>TH</sup> BUSIEST SHOPPING CENTER IN MAINE OVERALL

MAINE'S NEWEST MEDICAL OFFICE BUILDING





## DEVELOPMENT HIGHLIGHTS

# ROCK ROW AT COMPLETION

## 2.3 MILLION SQ. FT. **PLAYGROUND**

Rock Row is a 2.3 million square foot, \$600 million, open-air mixed-use community and innovation district centered around a 300-foot deep, 26-acre natural quarry. Situated in the largest metropolitan area north of Boston, Rock Row will be a center of gravity for Portland's major universities and will feature a 200,000 square-foot medical campus anchored by New England Cancer Specialists and the Dana-Farber Cancer Institute.

**200K SF**

MEDICAL / R&D  
SPACE

**300K SF**

RETAIL & FOOD  
STREETSCAPE

**400K SF**

CLASS A  
OFFICE

**1,200**

LUXURY APARTMENT  
UNITS

**20K SF**

NATIONAL AWARD-WINNING  
DINING SCENE

**80K SF**

STATE-OF-THE-ART  
GROCER

**400 FT**

DEEP BLUE ROCK  
QUARRY

**350+**

HOTEL  
KEYS

## ANCHOR TENANTS



**MARKET BASKET**

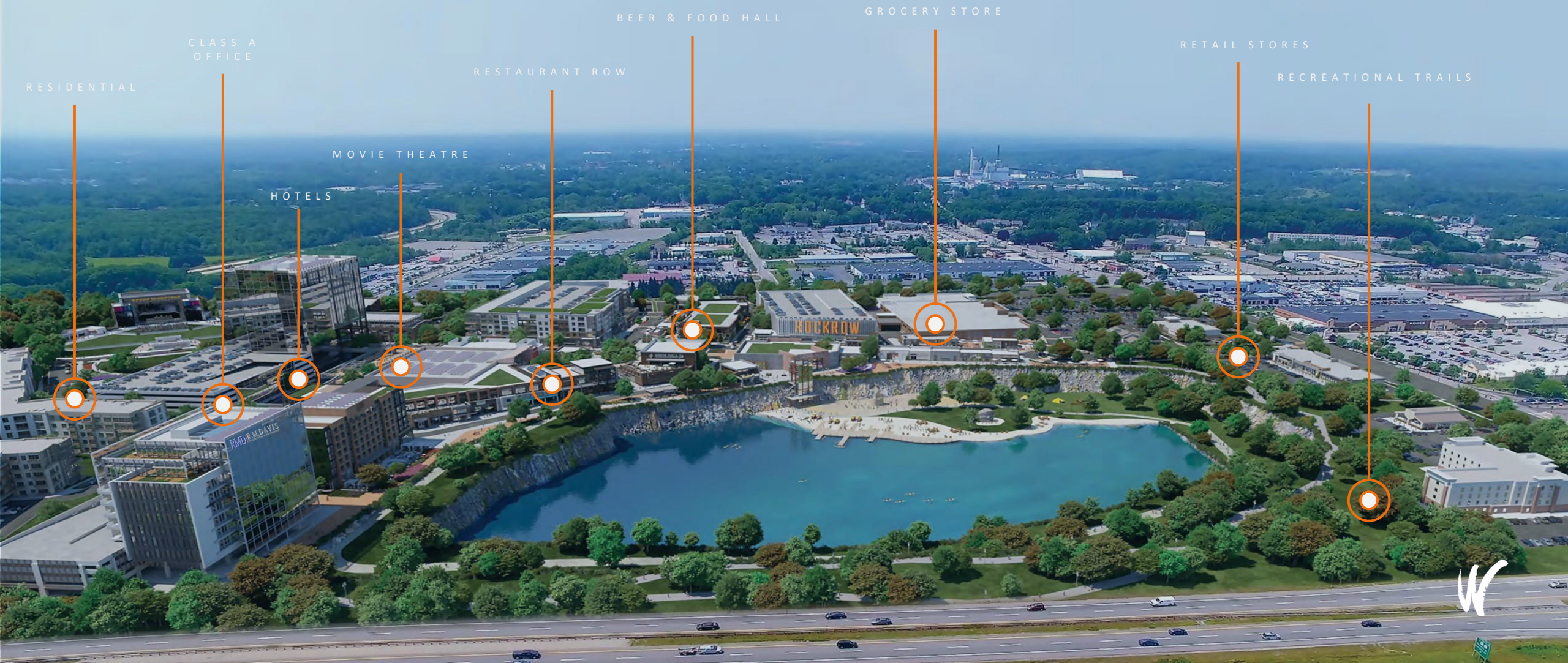
**POTTERY BARN**





URBAN PLACEMAKING

# ROCK ROW RISES







THE WHARF  
WASHINGTON, DC



MIAMI DESIGN DISTRICT  
MIAMI, FL



DISTILLERY DISTRICT  
TORONTO, CANADA



BLUE BACK SQUARE  
HARTFORD, CT



AVALON  
ALPHARETTA, GA



CRACKER PARK  
WESTLAKE, OH



GRANDSCAPE  
DALLAS, TX



ASSEMBLY ROW  
BOSTON, MA



THE DOMAIN  
AUSTIN, TX



MADISON YARDS  
ATLANTA, GA



SANTANA ROW  
SAN JOSE, CA



THE DISTRICT  
DETROIT, MI









BREW HALL

THE  
TERRACE

Life  
COFFEE BAR

W





Garage tower

Golfshack

Pasta

Grilled  
cheese

salads

GLASSES

FASHION

ROCK ROOM







CINEMA  
IMAX XAM  
UNE  
OCTOBER 12

element

THE LOBSTER ROLLS

Ice Cream

SEA FOOD

ROCK ROW

FOOTWEAR

FASHION

Sun Glasses

ROCK ROW



HOTEL PLACEMAKING

# WORLD CLASS HOSPITALITY

HOTEL

HOTEL

ELEMENT  
HOTEL

OVER 350 KEYS ON-SITE

FIRST COMMITTED ELEMENT HOTEL

ACCESS EASE AND LONG STAY DESTINATION

EXIT  
47 ↗



EXIT  
48 ↘





RESTAURANT PLACEMAKING

# A CURATED COLLECTION

CONFIDENTIAL

OVER 400K SF SHOPPING & RETAIL

MORE THAN 20 CHEF-DRIVEN RESTAURANTS

UNIQUE AMBIANCE AND CURATED VIBRANCY



FABIO  
TRABOCCHI



MICHAEL  
SCHLOW



GERMAN  
LUCARELLI



EXIT  
47 ↗



EXIT  
48 ↘



RESIDENTIAL PLACEMAKING

# WELCOME HOME

300  
UNITS

450  
UNITS

450  
UNITS

OVER 1,200 APARTMENTS

LIFESTYLE COMFORT AND CONVENIENCE

EXIT  
47 ↗



EXIT  
48 ↘

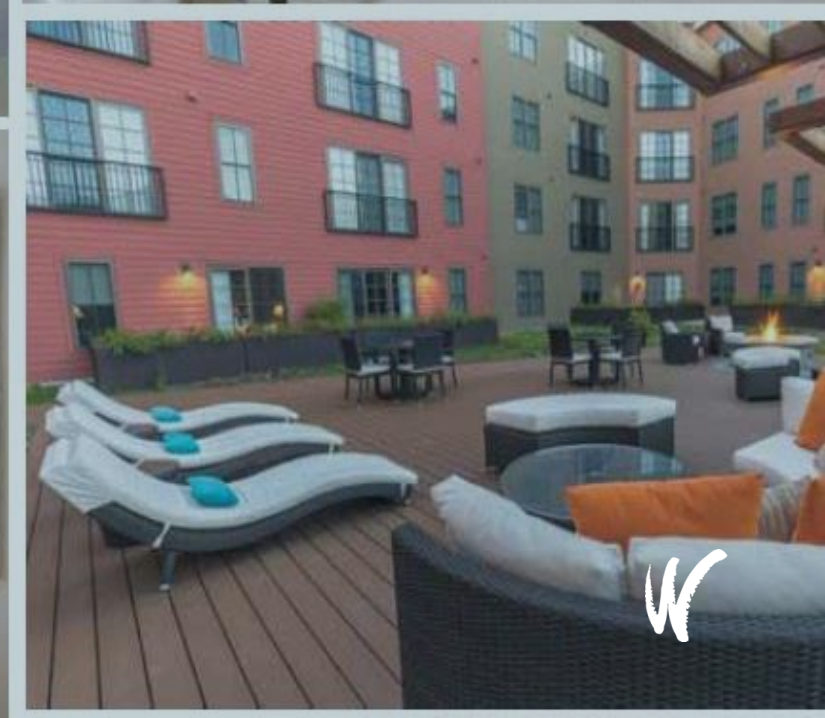






# PORTWALK PLACE

PORTSMOUTH, NH







THE ORPHEUM  
DOVER, NH





# THE FUTURE OF MEDICINE IS **BRIGHT**

Happy, healthy people are the biggest asset for any business. Research shows access to wood, natural light, water features, plants, and views of nature translates to great optimism, happiness and productivity.

By creating refreshing environments for providers and their guests along with convenient access to complementary wellness services, the Rock Row medical campus is a one-of-a-kind destination for healing.





# ROCK ROW HEALTH CAMPUS





# ROCK ROW HEALTH CAMPUS







## HEALING GARDEN

Fundamental to healthcare design is a belief that the healing process is patient-centered and evidence-based.

A balance must be maintained between the needs of patients and families, physicians and staff, and operational efficiency. We deliver thoughtful, innovative design solutions that transform, improve, and redefine a healthcare facility and the healing process itself.

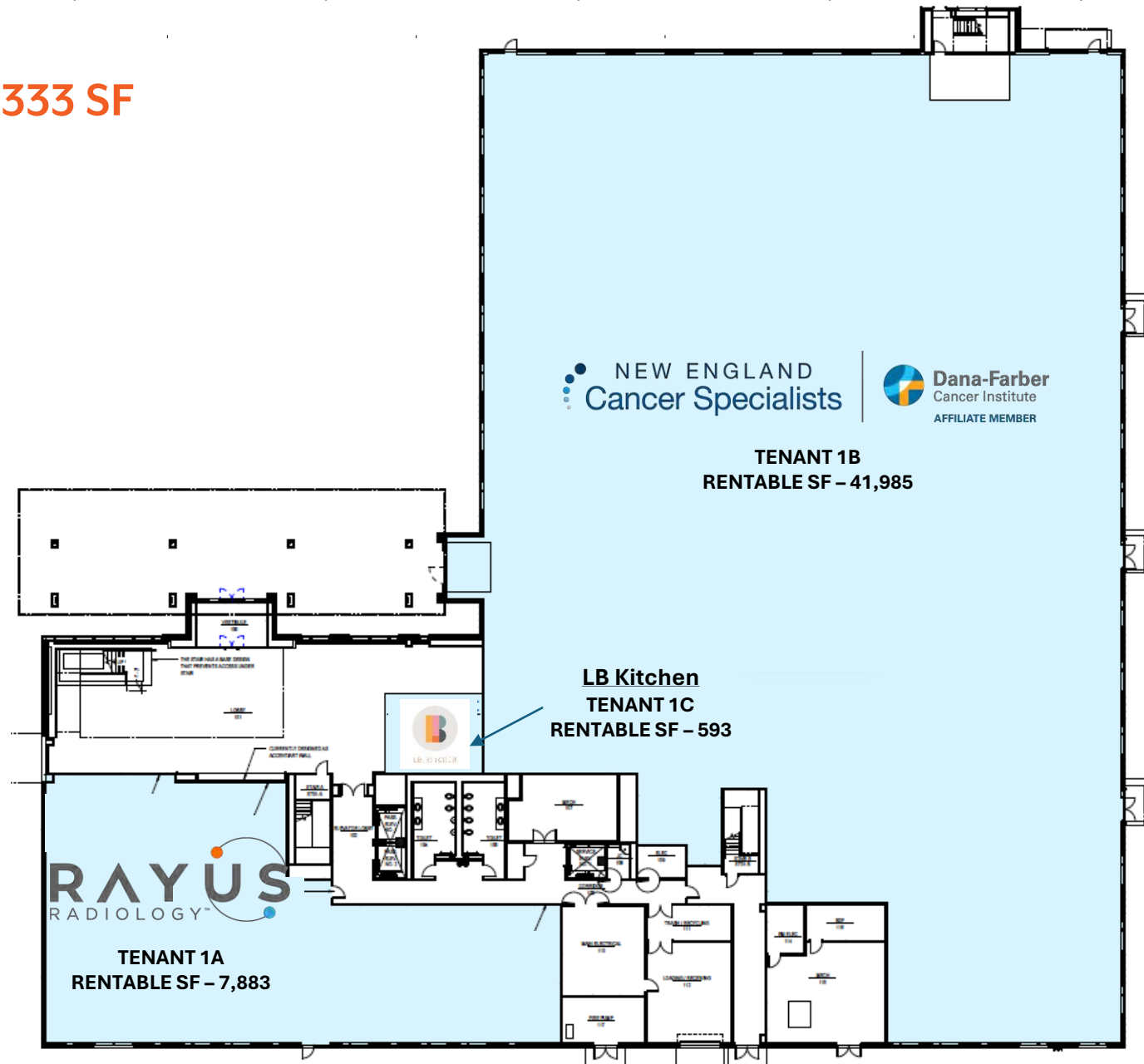




# 13 ROCK ROW

Floor 1 47,333 SF

Floor-to-Floor height	15'-0" FT
Number of Floors	5
Lobby (1st Floor)	4,866 SF
Parking Spaces	653

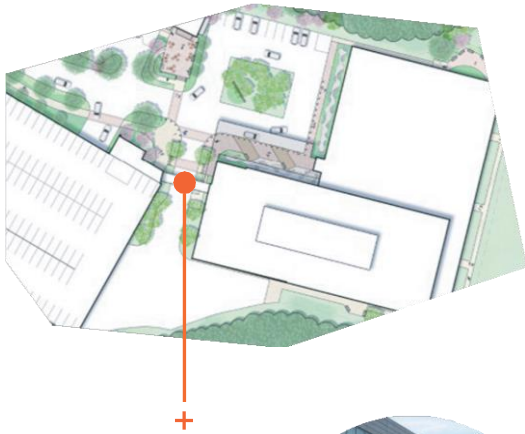




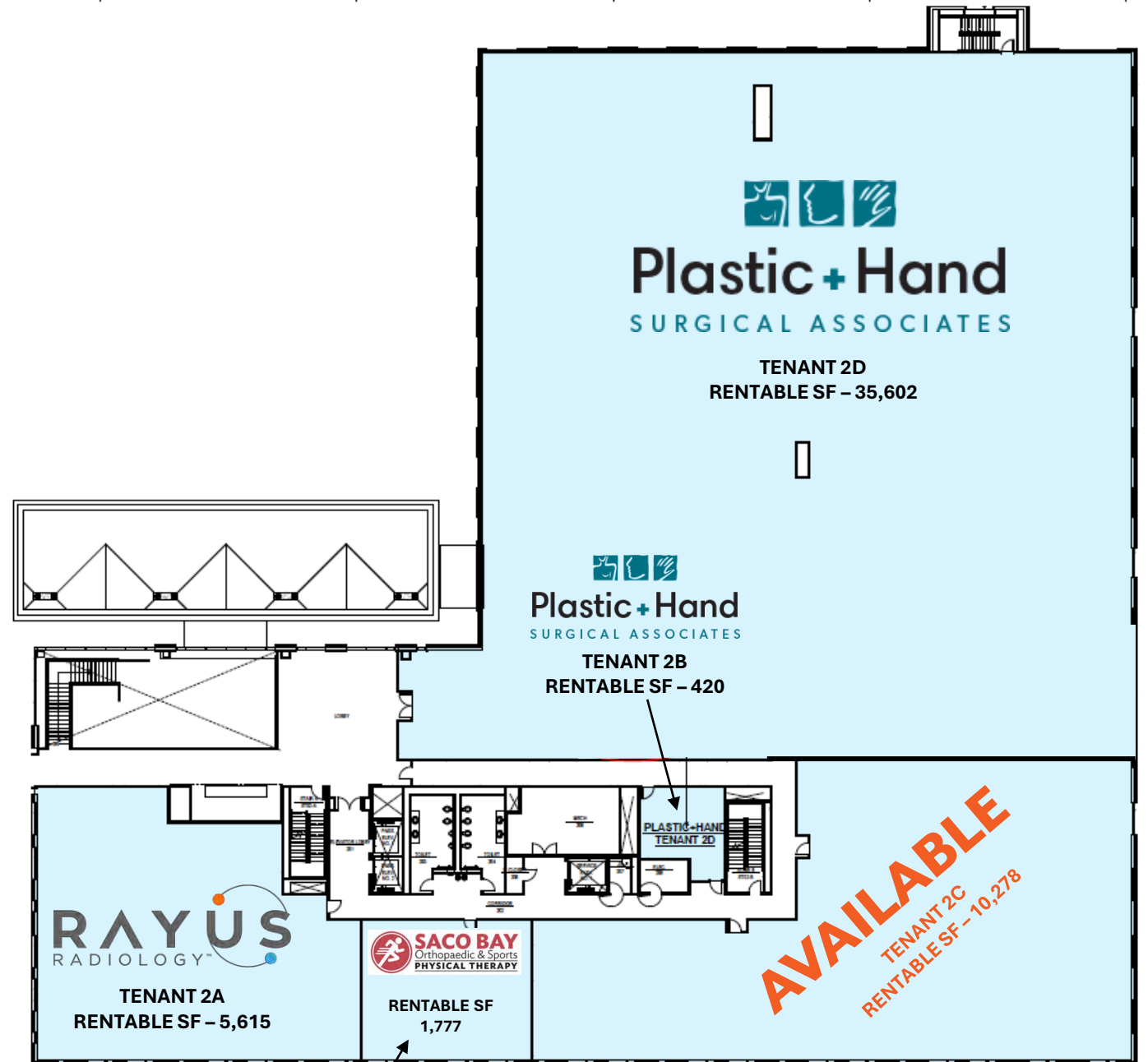
# 13 ROCK ROW

Floor 2 49,468 SF

Floor-to-Floor height 15'-0" FT  
Number of Floors 5  
Lobby (2nd Floor) 1,667 SF  
Parking Spaces 653



Enclosed pedestrian bridge offers convenient access from parking garage to 2nd floor



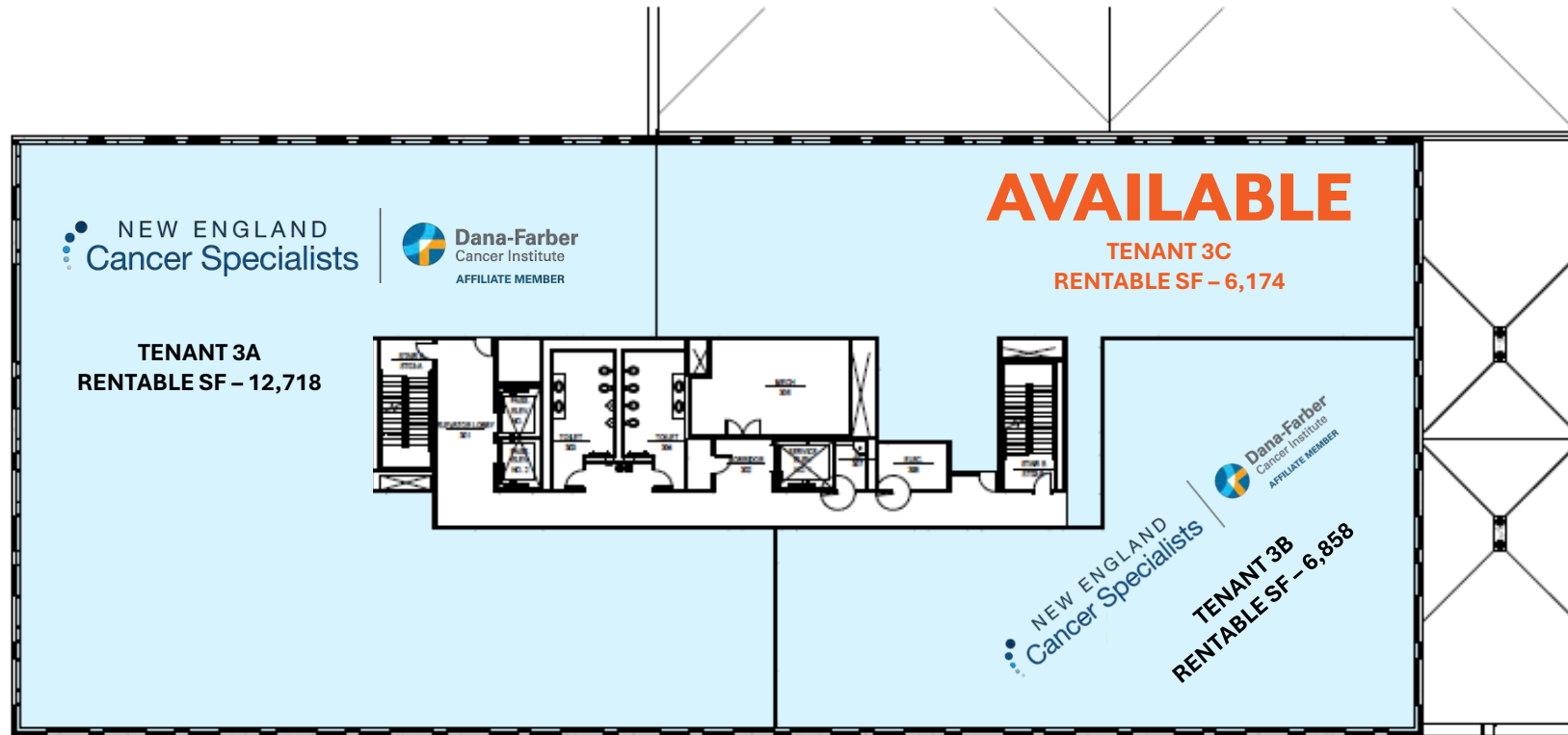
TENANT 2B



# 13 ROCK ROW

## Floor 3 26,329 SF

Floor-to-Floor height 15'-0" FT  
Number of Floors 5  
Lobby (3rd Floor) 4,866 SF  
Parking Spaces 653

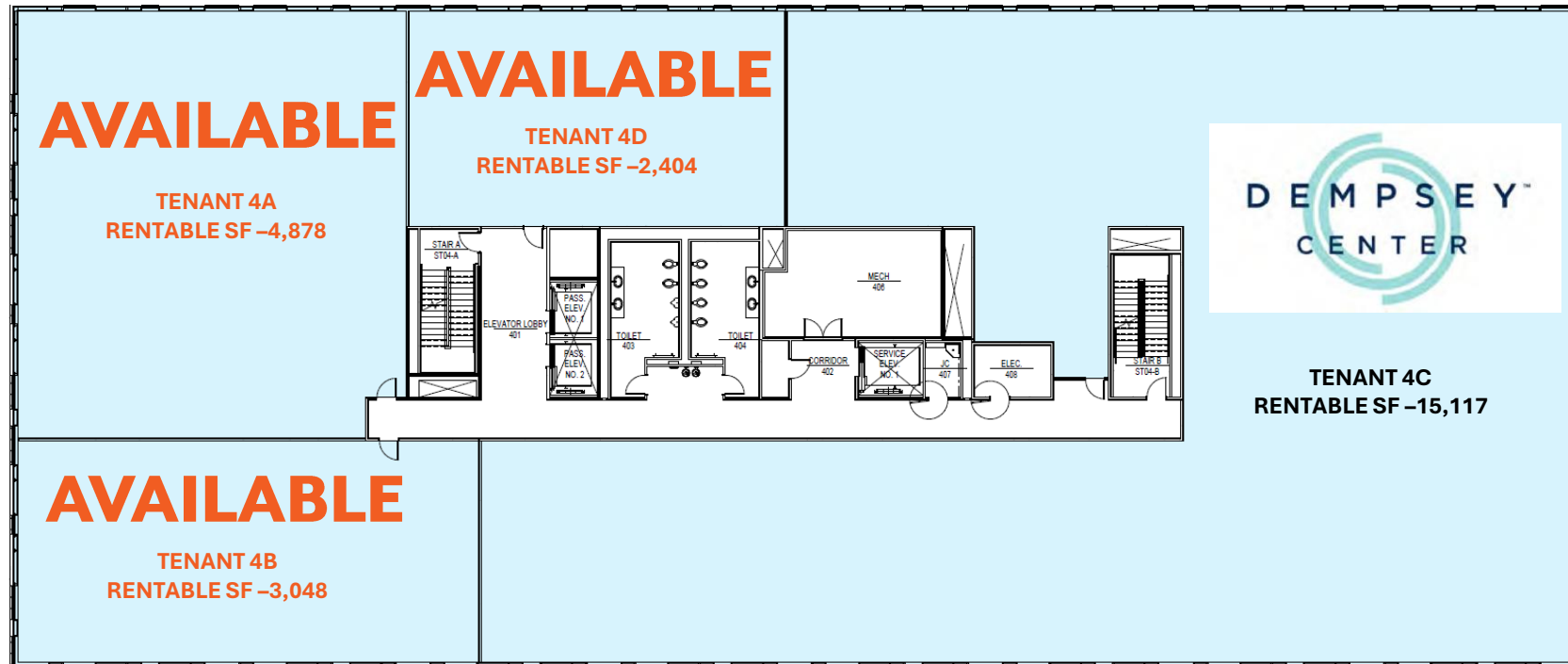




# 13 ROCK ROW

Floor-to-Floor height 15'-0" FT  
Number of Floors 5  
Lobby (4th Floor) 4,866 SF  
Parking Spaces 653

## Floor 4 26,327 SF





# 13 ROCK ROW

## Floor 5 26,566 SF

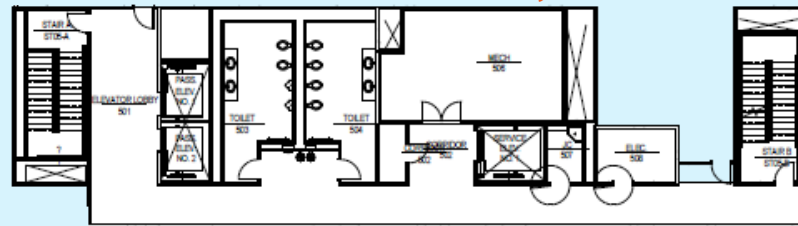
Floor-to-Floor height	15'-0" FT
Number of Floors	5
Lobby (5th Floor)	4,866 SF
Parking Spaces	653



# AVAILABLE

## TENANT 5

### RENTABLE SF -26,566





# **FUTURE EXPANSION POTENTIAL**

Maine's Largest Mixed-use Development





FUTURE EXPANSION

# ROCK ROW MASTER PLAN

*All Zoning and  
Infrastructure In Place*





FUTURE EXPANSION POTENTIAL

# ROCK ROW MASTER PLAN

All Zoning and Infrastructure In Place

## RAND RD PARCEL

Adjacent land parcel accessed via Rand Rd.  
Bike path accessible via Rock Row Campus.  
15 acres.

## PHASE 2 NORTH

2028 Delivery.  
52,000 SF Retail Space Total  
4 Acres.

## PHASE 3 WEST

2028 Delivery.  
28,000 SF Retail Space Total.  
150,000 SF Building.





FUTURE EXPANSION POTENTIAL

# PHASE 3 WEST

ROCK ROW  
PHASE 3 WEST

4 acres  
150,000-200,000 SF  
Building Opportunity  
**Available Now**  
Adjacent to current  
MOB/Health Campus





FUTURE EXPANSION POTENTIAL

# PHASE 2 NORTH

ROCK ROW  
PHASE 2 NORTH

150,000-200,000 SF  
Building Opportunity  
Available Now

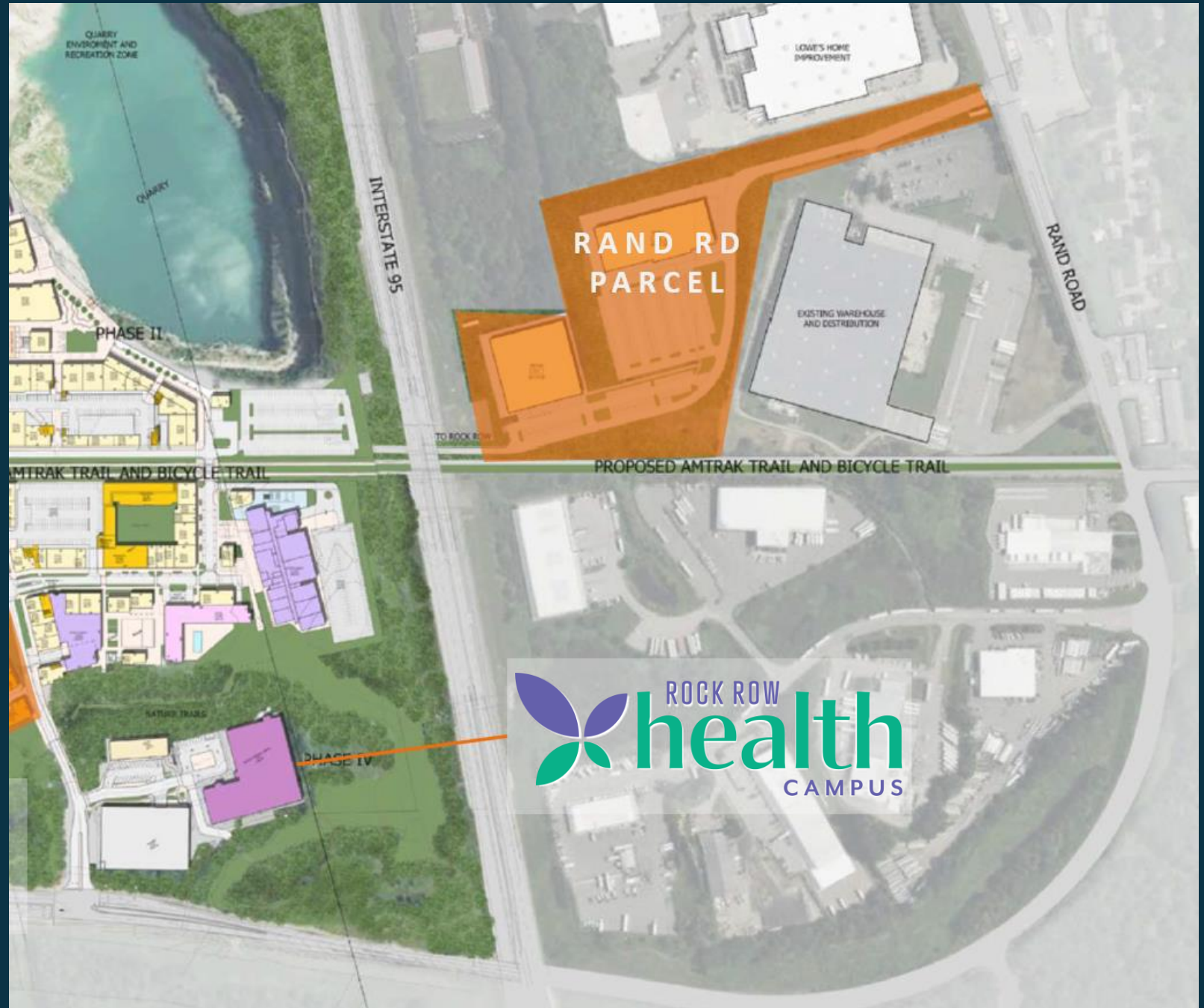




FUTURE EXPANSION POTENTIAL

# RAND RD PARCEL

15 ACRES





FUTURE EXPANSION POTENTIAL

# RAND RD PARCEL VIEW FROM I-95

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ROCK ROW CAMPUS | 1 ROCK ROW, WESTBROOK, ME

# ADT, VISITATION AND DEMOGRAPHICS

ROCK ROW

# Visits

202.3K - 557.7K

52.3K - 202.3K

7.9K - 52.3K

2.3K - 7.9K

Map

Hybrid

## CUSTOMER ZIPCODES BY PERCENTAGE

ZIPCODE / CITY	VISITS (% OF TOTAL)
04101 Portland, ME	380K (10.2%)
04103 Portland, ME	180.1K (4.8%)
04106 South Portland, ME	131.4K (3.5%)
04102 Portland, ME	56.8K (1.5%)
04074 Scarborough, ME	54.5K (1.5%)
04083 Springvale, ME	17.7K (0.5%)
04074 New Gloucester, ME	22.4K (0.6%)

## ADT AND VISITATION

CATEGORY	DATA	LOCATION
Avg. Daily Traffic	14,550 cars per day	Westbrook Arterial
Avg. Daily Traffic	52,345 cars per day	I-95 NB + SB
Visitations	3.2 million (annual)	Rock Row
Dwell Time	66 Minutes	Rock Row

SOURCE: PLACER.AI





# BE A PART OF SOMETHING **BIG.**

**ROCK ROW** IS A TRANSFORMATIVE ONE STOP DESTINATION, WITH THE SINGULAR  
GOAL OF PROVIDING LIVE, WORK AND PLAY AMENITIES TO THE PEOPLE OF  
MAINE, ITS VISITORS AND BEYOND

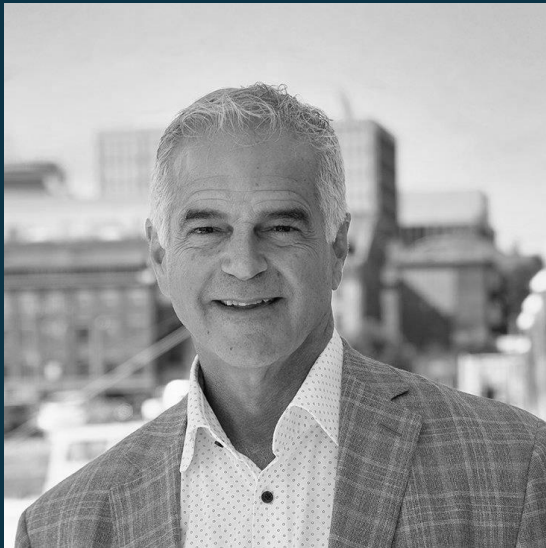




# MEET YOUR BROKERS



Malone Commercial Brokers is a recognized leader in Maine commercial real estate, operating as a family business for three generations. With an established reputation for expertise, integrity, and a lifelong passion for relationship building, clients know they can trust Malone Commercial Brokers with their commercial real estate transactions. The award-winning brokers at Malone offer a full range of real estate solutions, including office space, retail, medical, industrial, warehouse, land, leasing, sales, development, and business sales. We've been an industry leader in Maine since 1983 and continue to serve businesses with the highest level of professionalism.



## **MARK MALONE, CCIM**

Malone Commercial Brokers  
VP, Principal, Broker

Mark has a lifetime of experience in commercial real estate and finance, having joined the family business in 1988 after a successful career in commercial and residential finance. Over the years, Mark has built a strong reputation as a trusted advisor in Maine's healthcare and medical office real estate market.



## **JENN SMALL, CCIM**

Malone Commercial Brokers  
Partner, Associate Broker

Jenn Small has been a key part of Malone Commercial Brokers since 2000, starting as an intern and building a highly successful career in commercial real estate. With over 20 years of experience, she has played a vital role in some of Maine's most complex transactions, specializing in medical, office, retail, and industrial real estate. Jenn's strategic market insight and deep industry connections have made her a trusted advisor for local businesses, nonprofits, and national companies alike.





# YOUR PARTNERS



**JOSH LEVY**  
Principal



**NEAL SHALOM**  
Chairman/Principal



**ALEXANDER WHITE**  
SVP, Leasing



**NICOLA COLUCCI**  
Director, Leasing



**MARK GUZZETTA**  
Senior Project Manager



**SCOTT HALEY**  
VP, Construction



**CAM CARLSON**  
Asset Manager



**BOB HUMMEN**  
Principal, Healthcare  
KEEL Project Management



**COREY CARREIRO**  
Senior Project Manager



**BELLA MCKINNON**  
Project Manager,  
Tenant Improvements



**ABIGAIL WORTHING**  
Marketing and Programming Manager



**ANDY GENDRON**  
Director, Marketing





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