



ROCK ROW

WESTBROOK • PORTLAND, ME

100 QUARRY DRIVE PORTLAND ME



URBAN PLACEMAKING CAMPUS BALANCE



LARRABEE ROAD

MAIN STREET

RAIL TRAIL

WESTBROOK ARTERIAL

NEIGHBORHOOD
ON MAIN
NOW OPEN

HEALTH CAMPUS
NOW OPEN

MIXED-USE
URBAN VILLAGE

EXIT
47

INTERSTATE
95

EXIT
48



AREA AMENITIES

ROCK ROW
WESTBROOK · PORTLAND, ME

WESTBROOK CROSSING
SHOPPING CENTER

PINE TREE SHOPPING CENTER
SHOPPING CENTER

PORTLAND PENINSULA

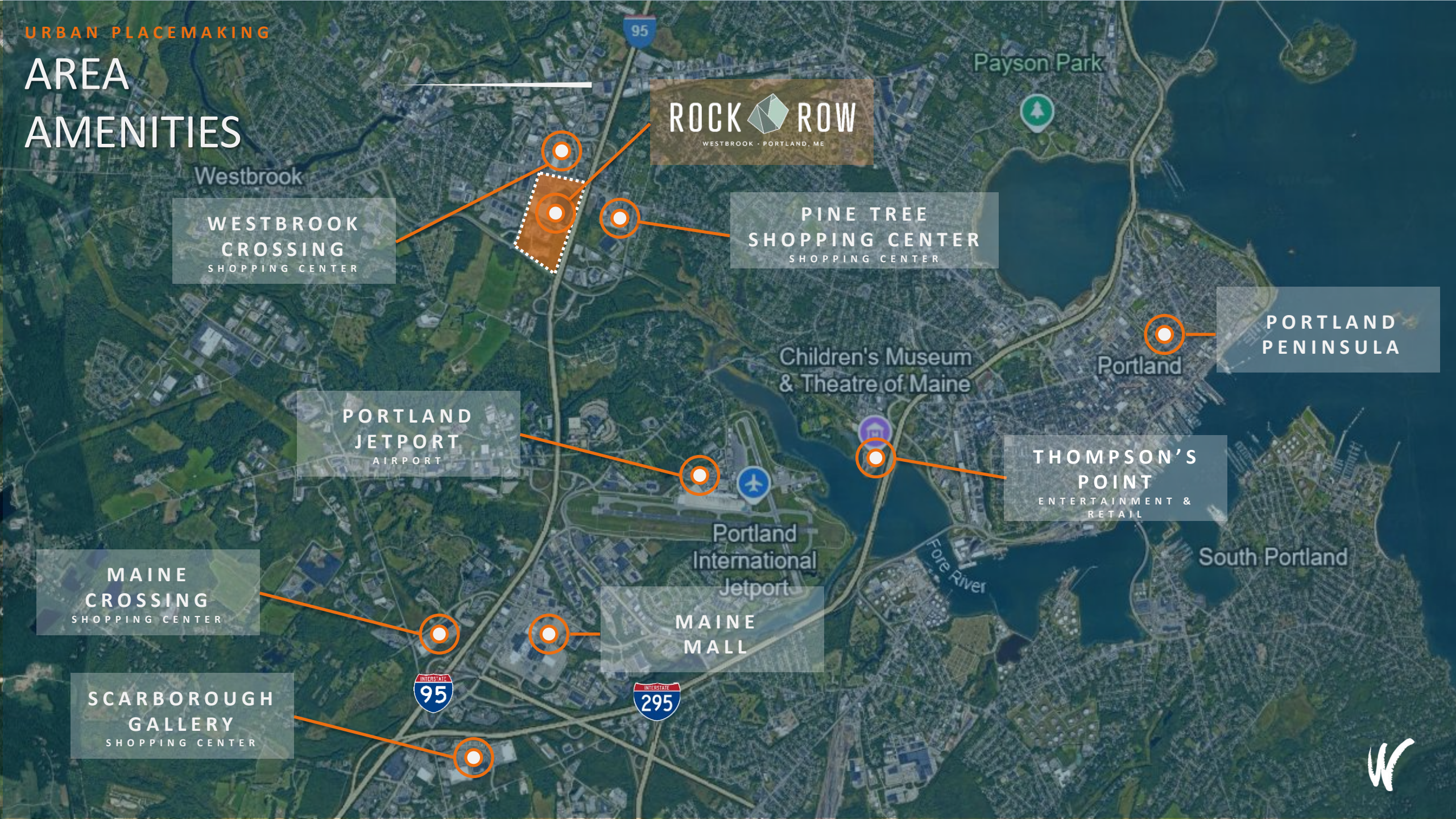
PORTLAND JETPORT
AIRPORT

THOMPSON'S POINT
ENTERTAINMENT & RETAIL

MAINE CROSSING
SHOPPING CENTER

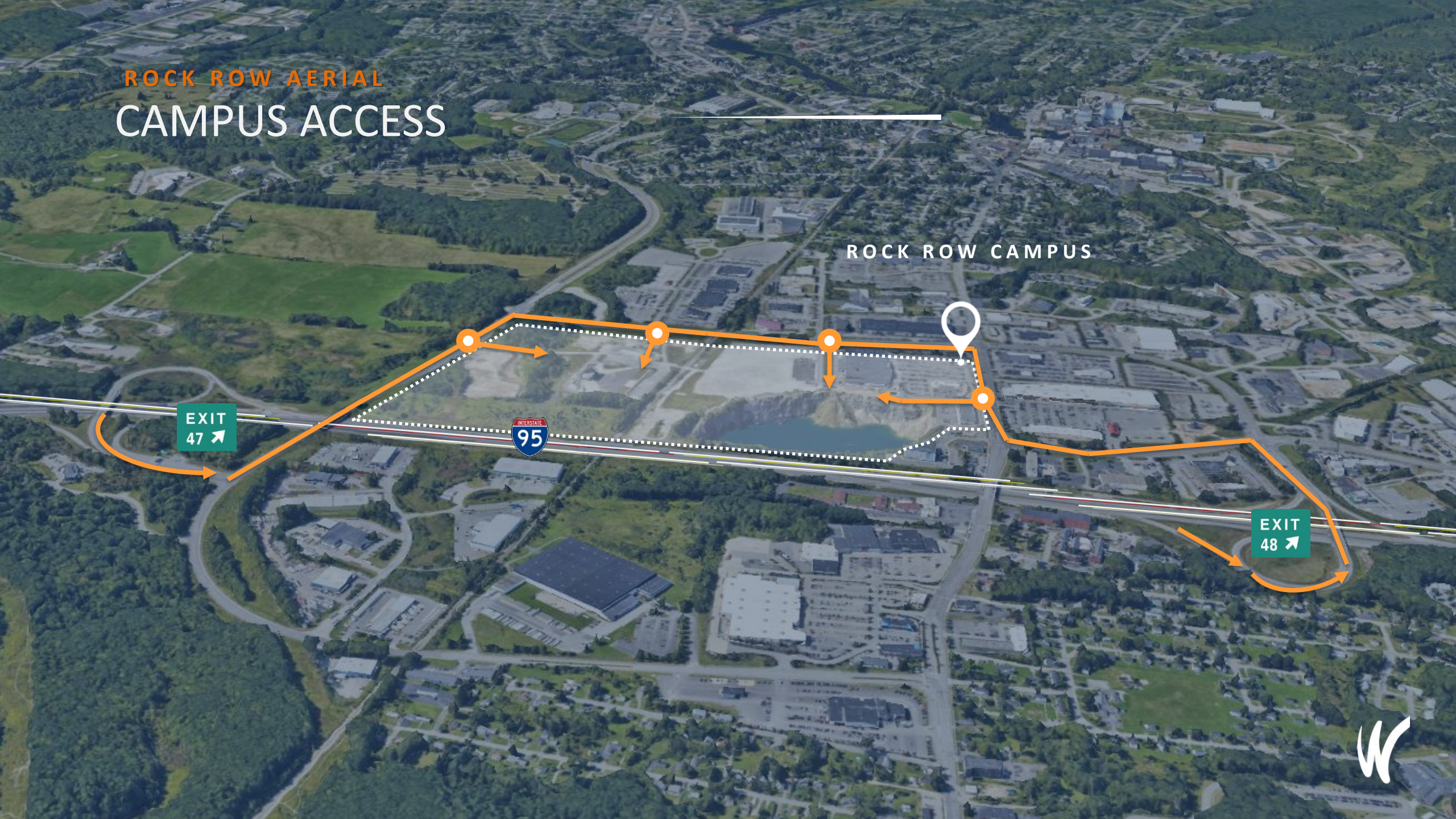
MAINE MALL

SCARBOROUGH GALLERY
SHOPPING CENTER



ROCK ROW AERIAL CAMPUS ACCESS

ROCK ROW CAMPUS



EXIT
47 ↗

INTERSTATE
95

EXIT
48 ↗



AREA AMENITIES

Westbrook

WESTBROOK CROSSING
SHOPPING CENTER

ROCK ROW
WESTBROOK · PORTLAND, ME

PINE TREE SHOPPING CENTER
SHOPPING CENTER

Payson Park

PORTLAND PENINSULA

Portland

PORTLAND JETPORT
AIRPORT

Children's Museum & Theatre of Maine

THOMPSON'S POINT
ENTERTAINMENT & RETAIL

MAINE CROSSING
SHOPPING CENTER

Portland International Jetport

MAINE MALL

South Portland

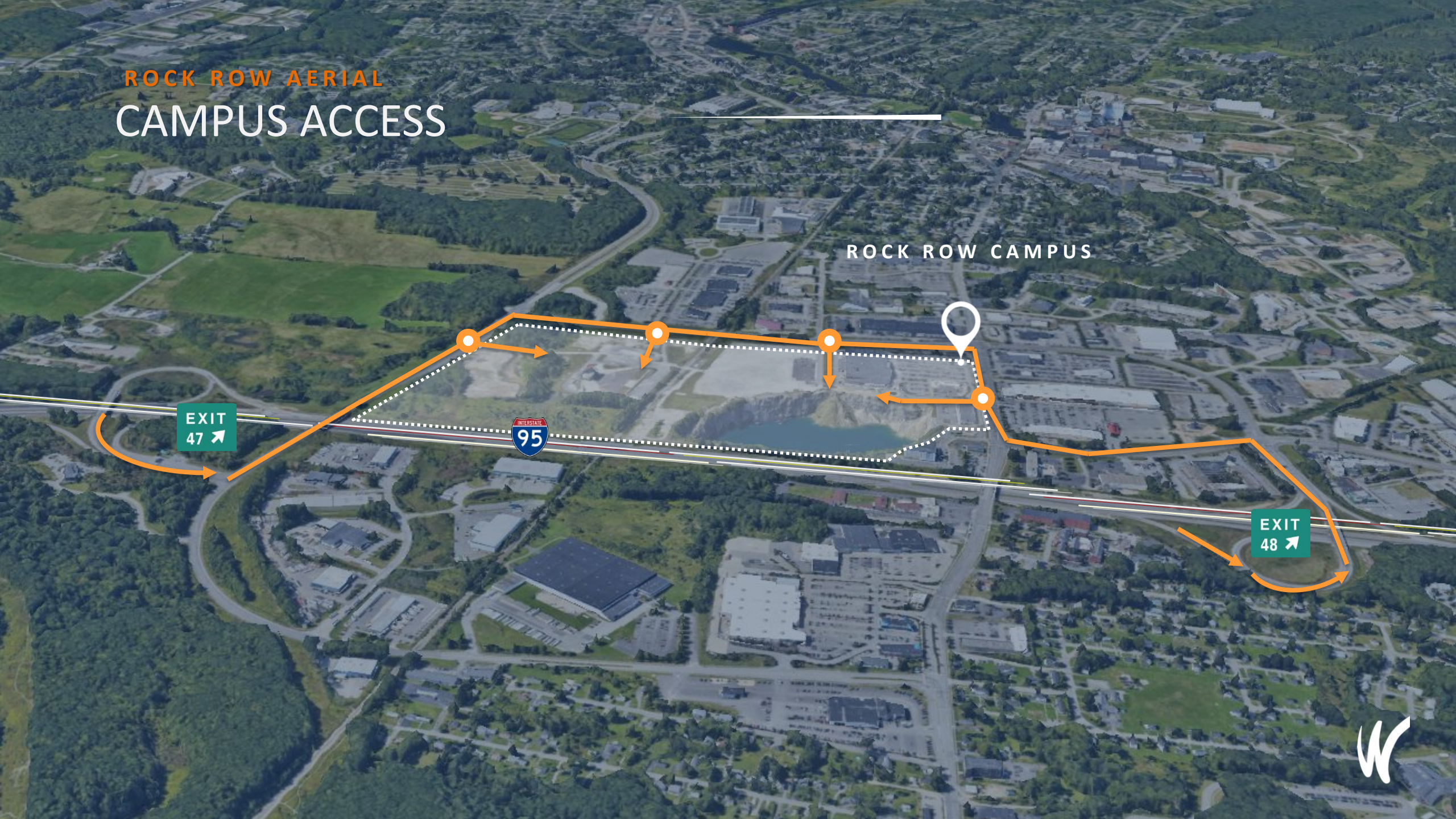
Fore River

SCARBOROUGH GALLERY
SHOPPING CENTER



ROCK ROW AERIAL CAMPUS ACCESS

ROCK ROW CAMPUS



EXIT
47 ↗

INTERSTATE
95

EXIT
48 ↗





THE WHARF
WASHINGTON, DC



MIAMI DESIGN DISTRICT
MIAMI, FL



DISTILLERY DISTRICT
TORONTO, CANADA



BLUE BACK SQUARE
HARTFORD, CT



AVALON
ALPHARETTA, GA



CROKER 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

INSPIRED BY





CINEMARK

element

THE FASHION SITE

Eye Glasses

ROCK ROW

ROCK ROW





W

CINEM

GAMESCAPE
BY CINEMARK

ROCK ROW

100





health
NEW ENGLAND
Cancer Specialists

GAMESCAPE
BY CINEMARK

element

CINEMA

ROCK ROW

W



C
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GAMESCAPE
BY CINEMARK

m and Grill

ROCK
ROW

I LOVE
BIG
BOOKS
AND I CAN
NOT LIE



HOTEL PLACEMAKING

WORLD CLASS HOSPITALITY

ELEMENT
HOTEL

BOUTIQUE
HOTEL

OVER 350 KEYS ON-SITE

FIRST COMMITTED ELEMENT HOTEL

ACCESS EASE AND LONG STAY DESTINATION

EXIT
47 ↗



EXIT
48 ↗



RESIDENTIAL PLACEMAKING

WELCOME HOME

287
UNITS

350
UNITS

117
UNITS

OVER 1,200 APARTMENTS

LIFESTYLE COMFORT AND CONVENIENCE

EXIT
47 ↗



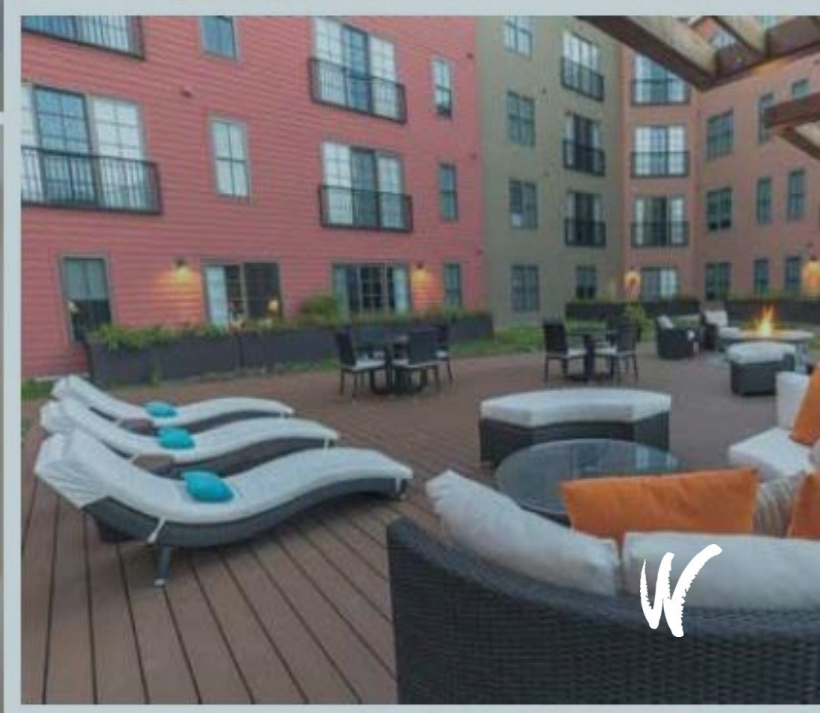
EXIT
48 ↗





PORTWALK PLACE

PORTSMOUTH, NH





THE ORPHEUM
DOVER, NH



RESTAURANT PLACEMAKING

A CURATED COLLECTION

CONFIDENTIAL



FABIO
TRABOCCHI



MICHAEL
SCHLOW



GERMAN
LUCARELLI



OVER 400K SF SHOPPING & RETAIL

MORE THAN 20 CHEF-DRIVEN RESTAURANTS

UNIQUE AMBIANCE AND CURATED VIBRANCY

EXIT
47 ↗



EXIT
48 ↗



THE FUTURE OF MEDICINE IS BRIGHT

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.



100 QUARRY DRIVE PORTLAND ME



OFFICE DEVELOPMENT OVERVIEW

100 QUARRY DRIVE PORTLAND ME

135K - 165K

TOTAL CLASS A OFFICE BUILDING SF

305

TOTAL PARKING SPOTS IN ATTACHED GARAGE

18 - 24 MONTHS

TENANT OCCUPANCY

30K SF

FLOORPLATE SF



STRATEGY

100 QUARRY SOLUTION

Retain and recruit talent.
Elevate client experience.

NATIONAL REACH

Enjoy unparalleled accessibility with direct access from two I-95 highway exits adjacent to the site. Enhance your commute with diverse transportation options such as buses, bikes, and rail, complemented by convenient on-site residences.

FREE PARKING

Benefit from the convenience of a covered attached garage offering FREE 305 parking spaces.

WORDCLASS AMENITIES

Experience a vibrant on-site mixed-use environment featuring over 20 national and local brands, a dynamic beer hall, and a world-renowned culinary scene designed to attract and retain top talent.

HUMBLING VISIBILITY

Gain prominent brand visibility with direct signage along I-95, reaching an impressive daily audience of 60,000 cars.

INSPIRING WORKSPACE

Discover our state-of-the-art office space designed to optimize employee well-being with light-filled, vibrant, energetic, attainable and collaborative workspaces. Our environment ensures comfort for both team members and clients, offering private settings ideal for productive client interactions.

OUTDOOR OASIS

Immerse yourself in our activating outdoor spaces, featuring serene waterfront views of a 26-acre quarry, adjacent local trails, and lush gardens. Designed to enhance employee well-being and elevate client experiences, our outdoor amenities offer a tranquil retreat and inspiring backdrop for meetings and breaks alike.

STRATEGY

TOPGOLF ON-SITE

190 yards from 100 Quarry Drive.....about a 6 iron.

PROPOSED +
CONFIDENTIAL



TOPGOLF ON-SITE

PROPOSED + CONFIDENTIAL

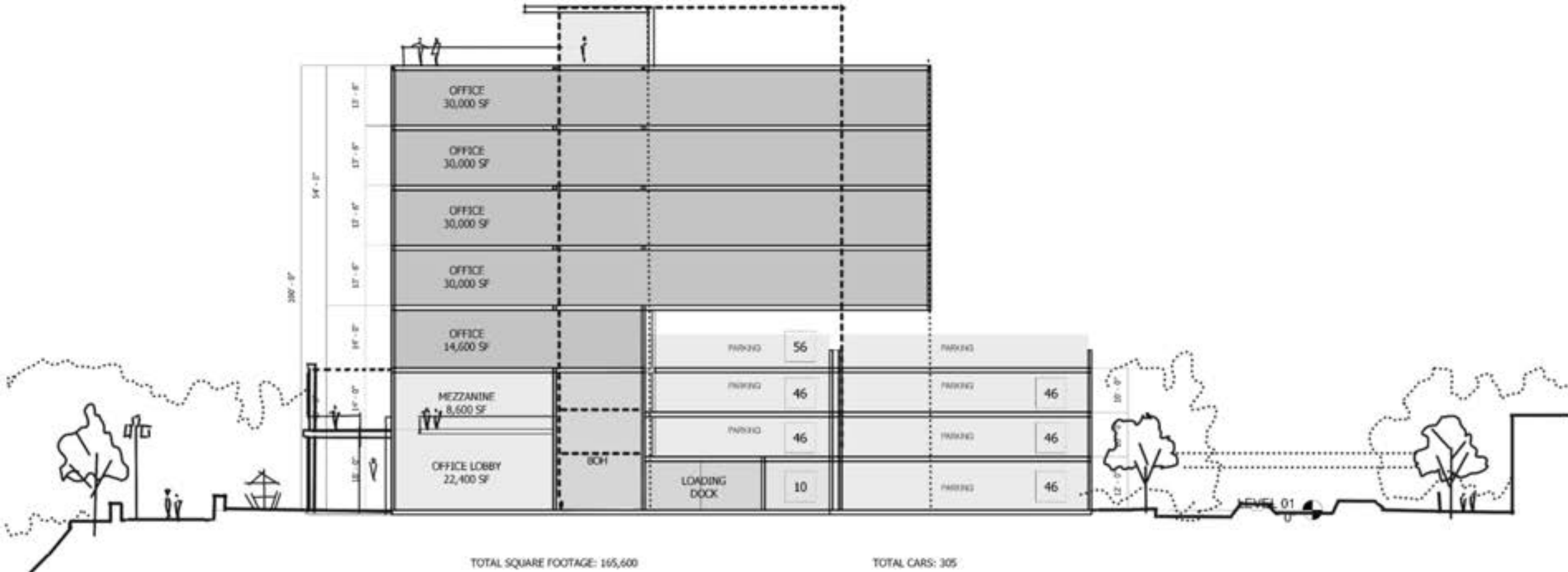




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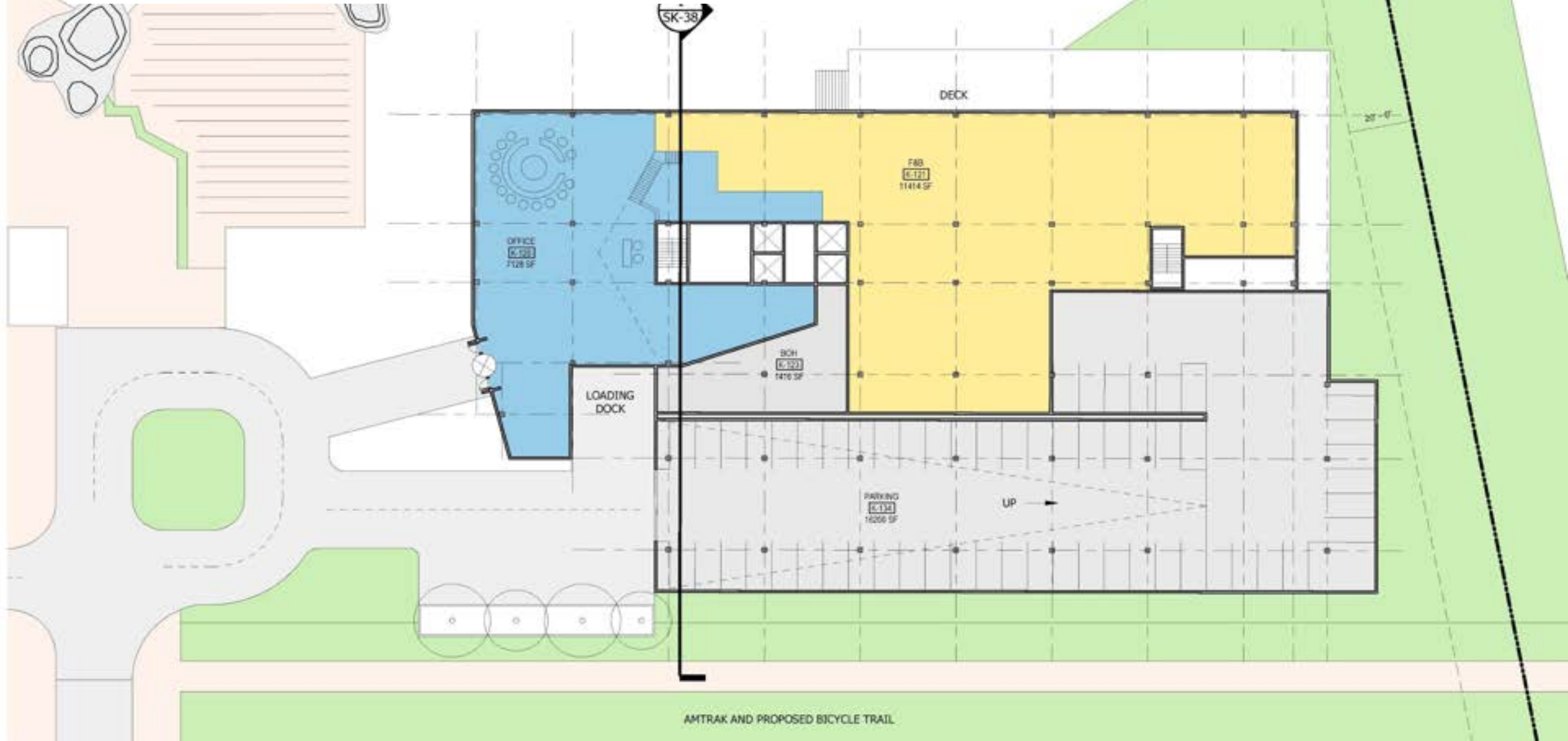


BUILDING CROSS SECTION

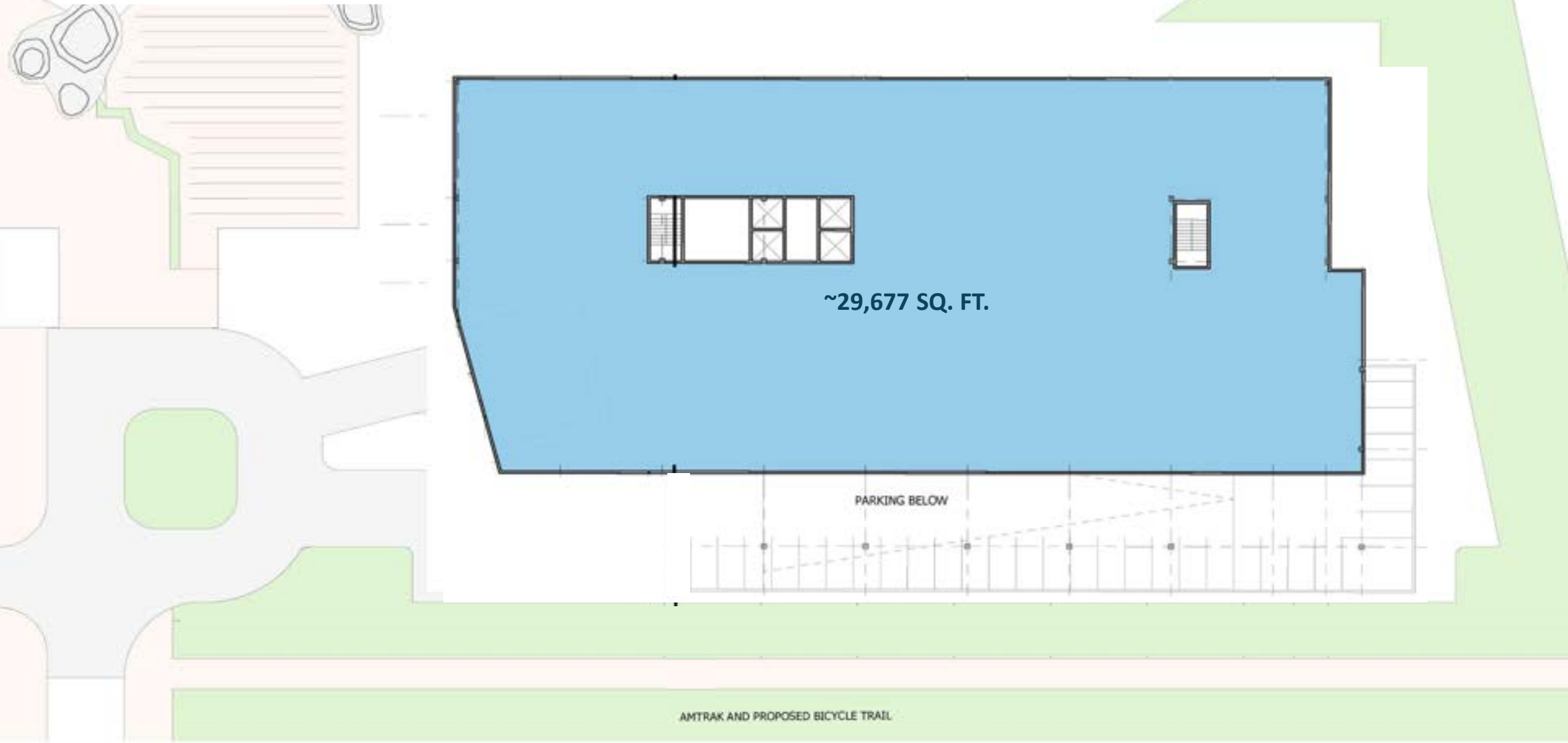


QUARRY

GROUND LEVEL PLAN



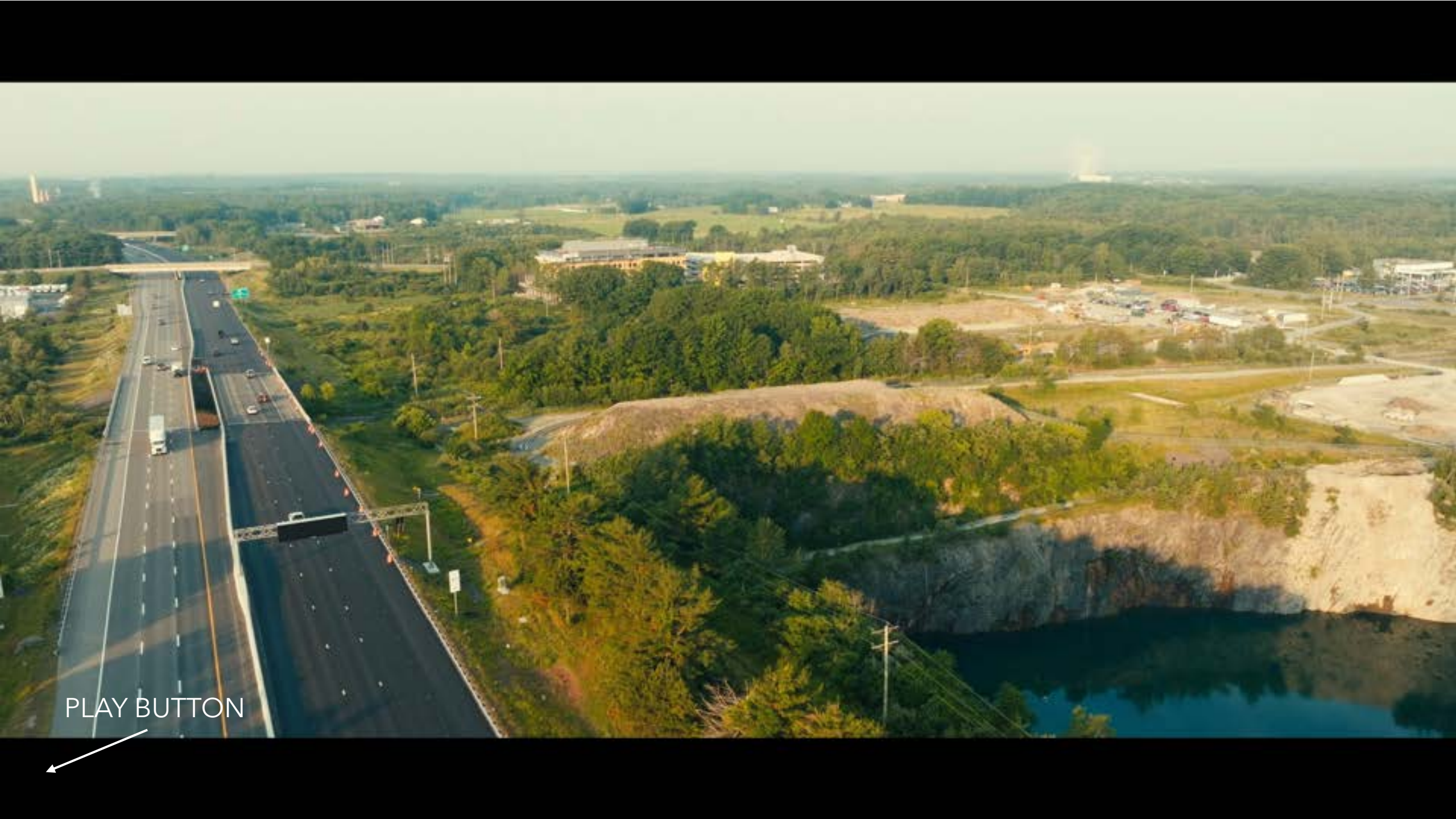
LEVELS 4 – 6 PLAN



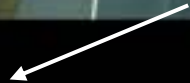
~29,677 SQ. FT.

PARKING BELOW

AMTRAK AND PROPOSED BICYCLE TRAIL



PLAY BUTTON





STRATEGY

EMPLOYEE INVESTMENT + PRODUCTIVITY

Every year, businesses take a monumental leap forward...so should your office location.

Take a company with
35K sq. ft. office space requirement.

Annual rent increase of **\$5 per sq. ft.**

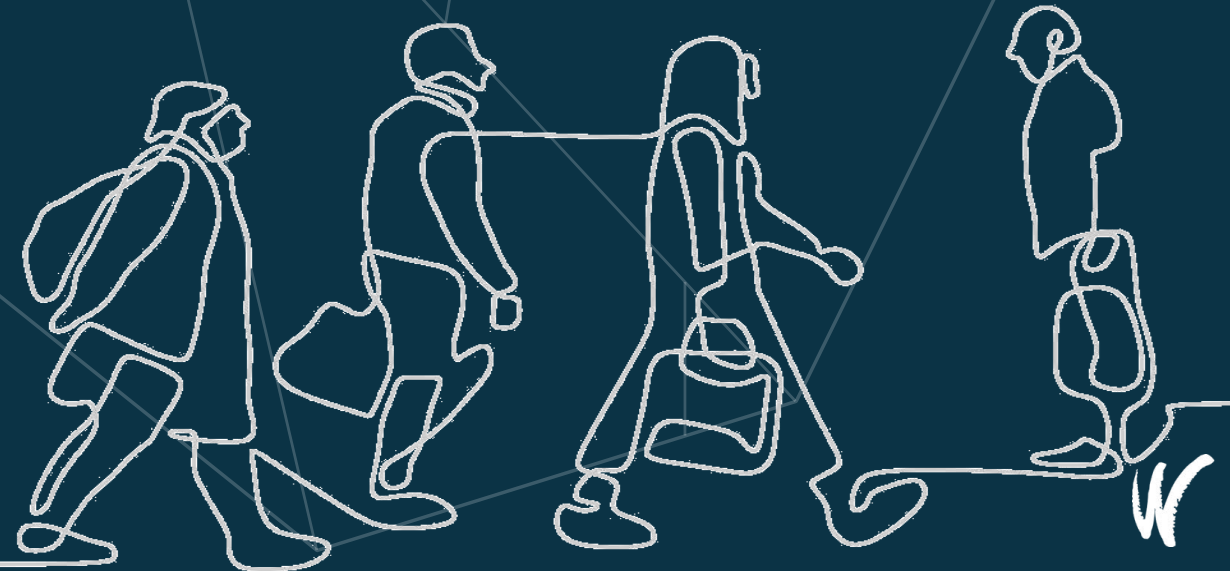
\$175K additional investment for one year.

A company of 100 employees, making avg. \$75K salary per year.
\$1,750 per employee per year (60 cents per hour)
additional employee investment

Our strategically planned amenity rich environment fulfills every business need from the startup entrepreneur to veteran stakeholders.

Adding at least **30 min** of daily productivity just from the facilities and services on-site...that's around **\$470K savings** every year by keeping workers happy and increasing productivity.

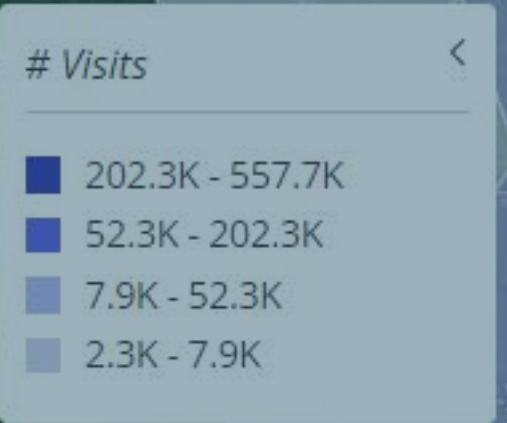
Nearly **\$300K** of net unrealized annual productivity savings.



ROCK ROW CAMPUS | 13 ROCK ROW, WESTBROOK, ME

ADT, VISITATION AND DEMOGRAPHICS

ROCK ROW



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	22,128 cars per day	Larrabee Road
Avg. Daily Traffic	13,698 cars per day	Westbrook Arterial
Visitations	3.2 million (annual)	Rock Row Way
Dwell Time	66 Minutes	Rock Row Way

SOURCE: PLACER.AI

YOUR PARTNERS



JOSH LEVY

Principal



NEAL SHALOM

Chairman/Principal



ALEXANDER WHITE

Senior Vice President, Leasing



NICOLA COLUCCI

Director, Leasing

Waterstone Properties Group, Inc., is a privately owned and self-funded real estate development company with a diverse portfolio of properties in the United States totaling more than seven million square feet of space among 53 properties—with an additional three million square feet under development. Waterstone is S&P rated and the second largest retail developer in New England. It specializes in the creation of retail shopping centers, mixed-use properties, residential, warehousing and logistics, corporate headquarters buildings and medical campuses.

The company is also a pioneer of large-scale, immersive, entertainment and guest-focused destination locations that attract individuals and families from across the country and applying our experience to create unique and experiential healthcare environments.

With a portfolio of more than 300 national and local tenants—ranging from international category leaders to local family-owned businesses—Waterstone prides itself on maintaining long standing relationships with its business partners and being an active participant in its surrounding communities.

To date, Waterstone has invested over \$35 million into Rock Row and the surrounding area.



JUSTICE AND TRUTH SET IN STONE
FOR YOU AND YOUR CLIENTS.





LEASING CONTACT

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