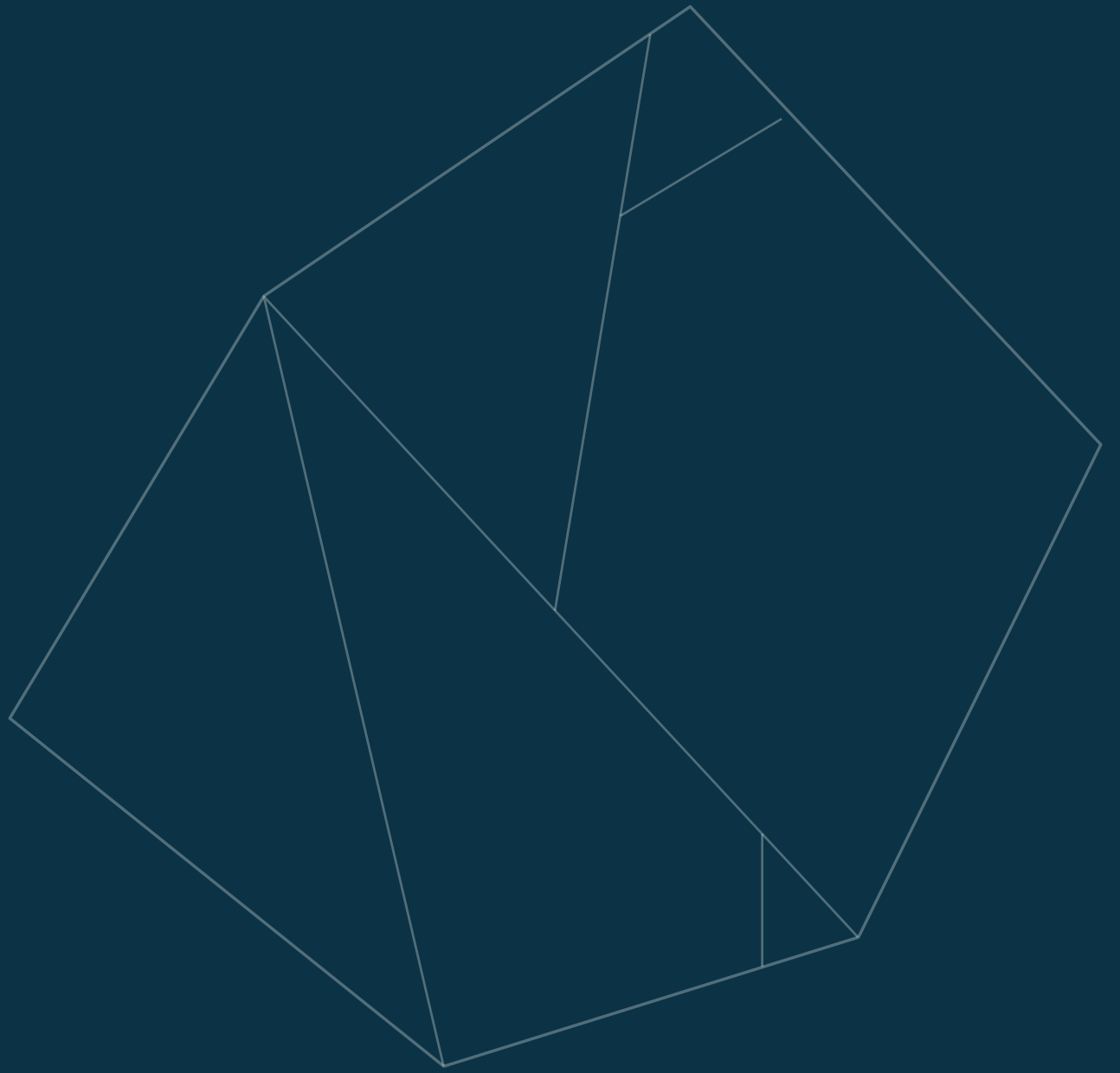


ROCK ROW

WESTBROOK · PORTLAND, ME



WHAT IS **ROCK ROW**?





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



DEVELOPMENT HIGHLIGHTS

ROCK ROW BY THE NUMBERS – FULLY DEVELOPED

2.3 MILLION SQ. FT. **PLAYGROUND**

Rock Row is a 2.3 million square foot, \$600 million, open-air mixed-use community centered around a 250-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 transit and will feature a 200,000 square-foot medical campus anchored by New England Cancer Specialists and the Dana-Farber Cancer Institute.

ECONOMIC **IMPACT**

AVERAGE EMPLOYMENT	8,408
WAGES AND SALARY	\$452 Million
ECONOMIC OUTPUT	\$1.6 Billion
TAX REVENUE (Maine)	\$35 Million





THE WHARF
WASHINGTON, DC



MIAMI DESIGN DISTRICT
MIAMI, FL



DISTILLERY DISTRICT
TORONTO, CANADA



BLUE BACK SQUARE
HARTFORD, CT



AVALON
ALPHARETTA, GA



CROCKER PARK
WESTLAKE, OH



GRANDSCAPE
DALLAS, TX



ASSEMBLY ROW
BOSTON, MA



THE DOMAIN
AUSTIN, TX



MADISON YARDS
ATLANTA, GA



SANTANA ROW
SAN JOSE, CA

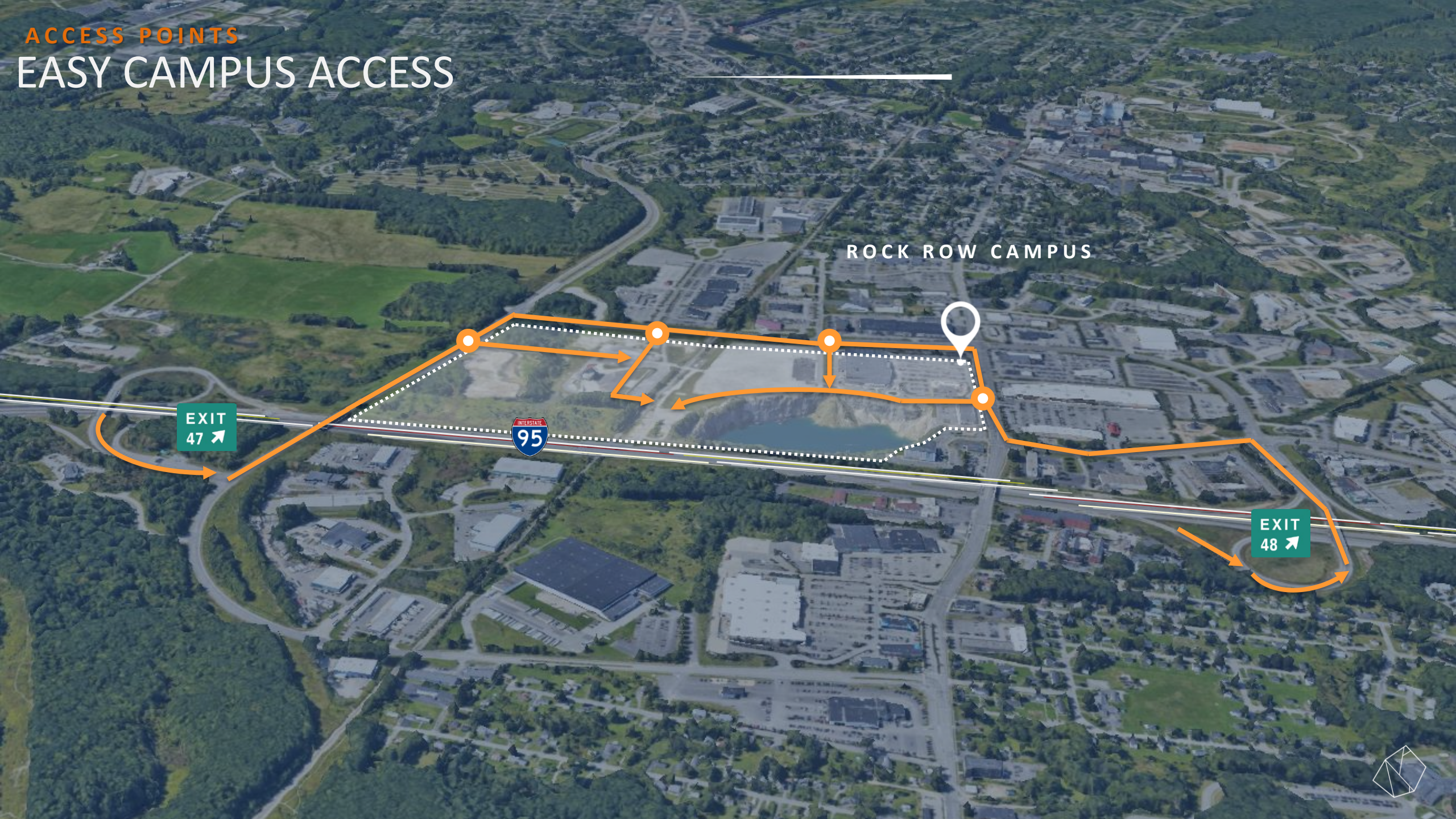


THE DISTRICT
DETROIT, MI

ACCESS POINTS

EASY CAMPUS ACCESS

ROCK ROW CAMPUS



EXIT
47 ↗

INTERSTATE
95

EXIT
48 ↗



URBAN PLACEMAKING CAMPUS BALANCE



LARRABEE ROAD

NEIGHBORHOOD
ON MAIN

MAIN STREET

WESTBROOK ARTERIAL

RAIL TRAIL

HEALTH CAMPUS

MIXED-USE URBAN VILLAGE

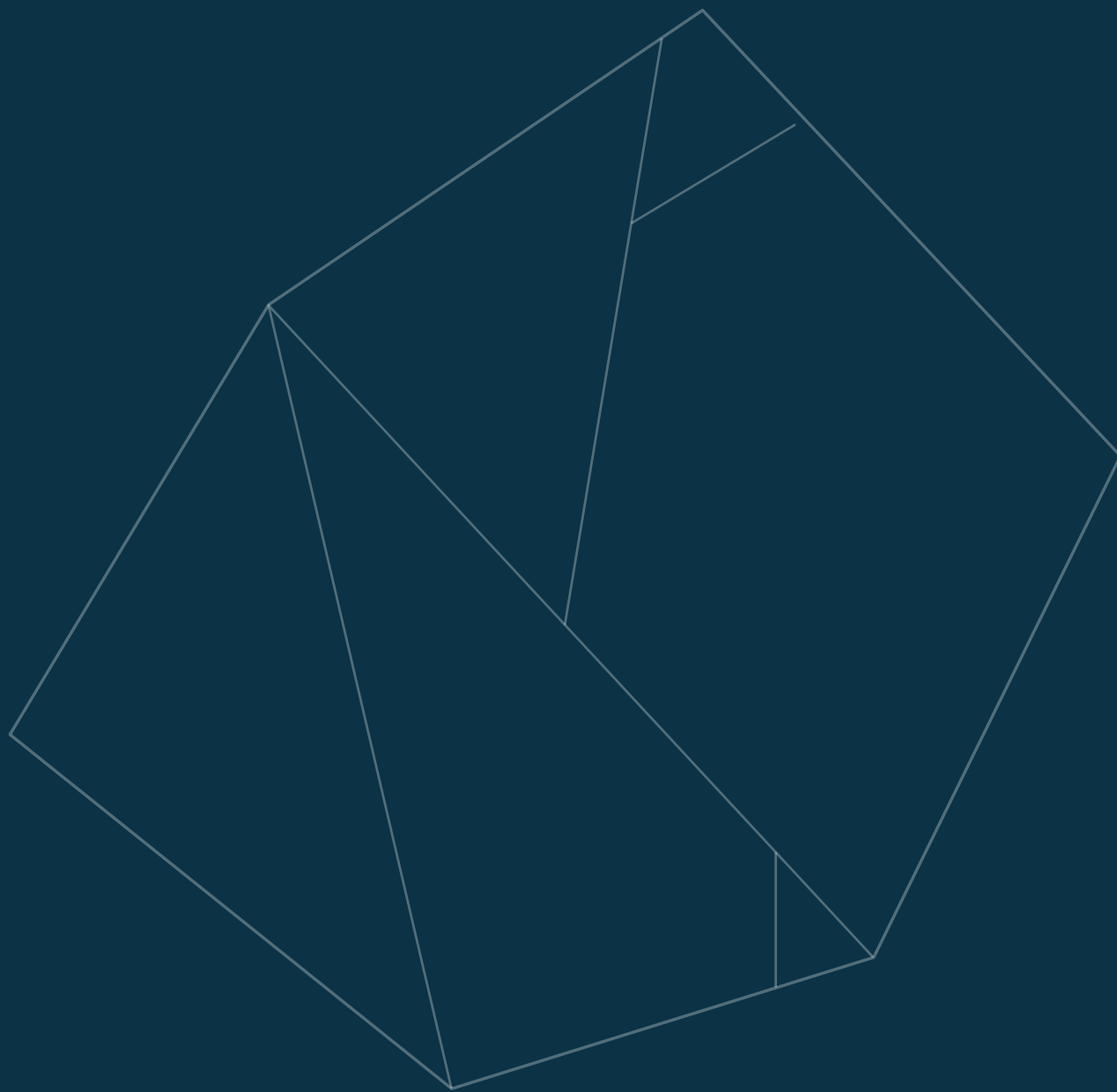
EXIT
47

INTERSTATE
95

EXIT
48



WHAT'S AT ROCK ROW **NOW?**



URBAN PLACEMAKING CAMPUS BALANCE

LARRABEE ROAD

WESTBROOK ARTERIAL

RAIL TRAIL

MAIN STREET

NEIGHBORHOOD
ON MAIN
OPEN!

HEALTH CAMPUS
FEB 2025

MIXED-USE
URBAN VILLAGE

EXIT
47

INTERSTATE
95

EXIT
48







RR HEALTH
CAMPUS

PAVED QUARRY
WALK TRAIL

QUARRYSIDE

ROCK ROW PHASE 1



VISITATION HIGHLIGHTS

ROCK ROW BY THE NUMBERS TODAY

AVG. DAILY TRAFFIC

122,115

WESTBROOK ARTERIAL

22,128

MAIN STREET

14,120

LARRABEE ROAD

13,698

I – 95 SOUTHBOUND

31,822

I – 95 NORTHBOUND

30,347

VISITATION DATA

TOTAL 2024 VISITORS

3.9M

UNIQUE VISITORS

660.8K

AVG. # VISITS PER CUSTOMER

5.92

DWELL TIME

32 MIN

MAINE'S BUSIEST SHOPPING CENTER BY SQ. FT.

3rd BUSIEST SHOPPING CENTER IN MAINE (Community Shopping Centers)

660,000 UNIQUE VISITORS



ROCK ROW

PHASE 1 IMAGERY



Phase 1 Retail



Quarryside Beer Garden



250 ft Deep Quarry



24' Quarryside Concert with Deer Tick

ROCK ROW EVENTS



RR HEALTH CAMPUS

OPENING FEBRUARY 2025



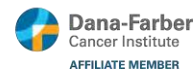
GRAND OPENING AND PRESS EVENT – APRIL 15



LB. MINI-MART



NEW ENGLAND
Cancer Specialists



RAYUS
RADIOLOGY™



MEDICAL CAMPUS IMPACT



DIRECT JOBS GENERATED

542

INDIRECT AND INDUCED JOBS

1,013

AVERAGE TOTAL EARNINGS (STAFF)

\$100,000

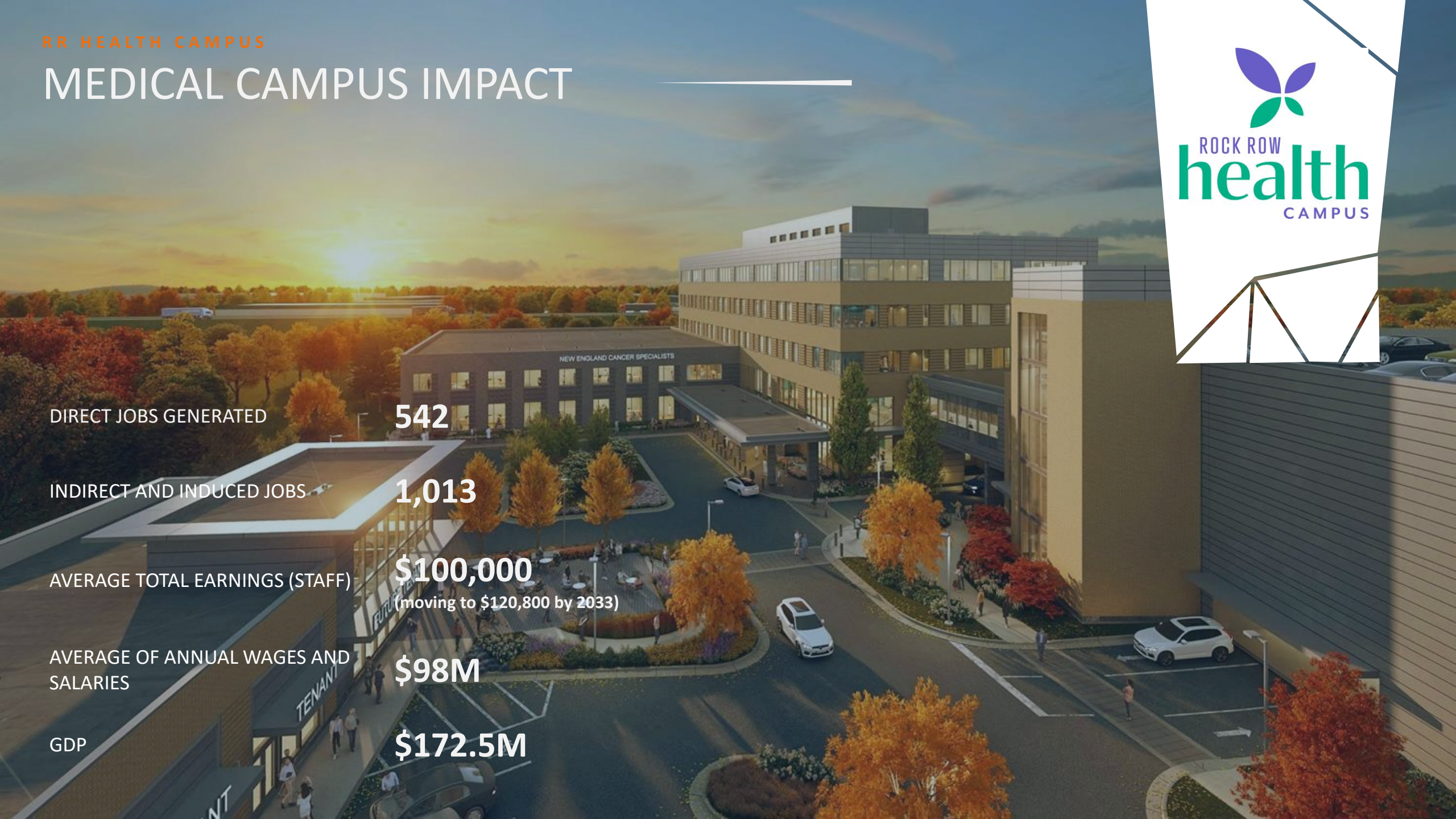
(moving to \$120,800 by 2033)

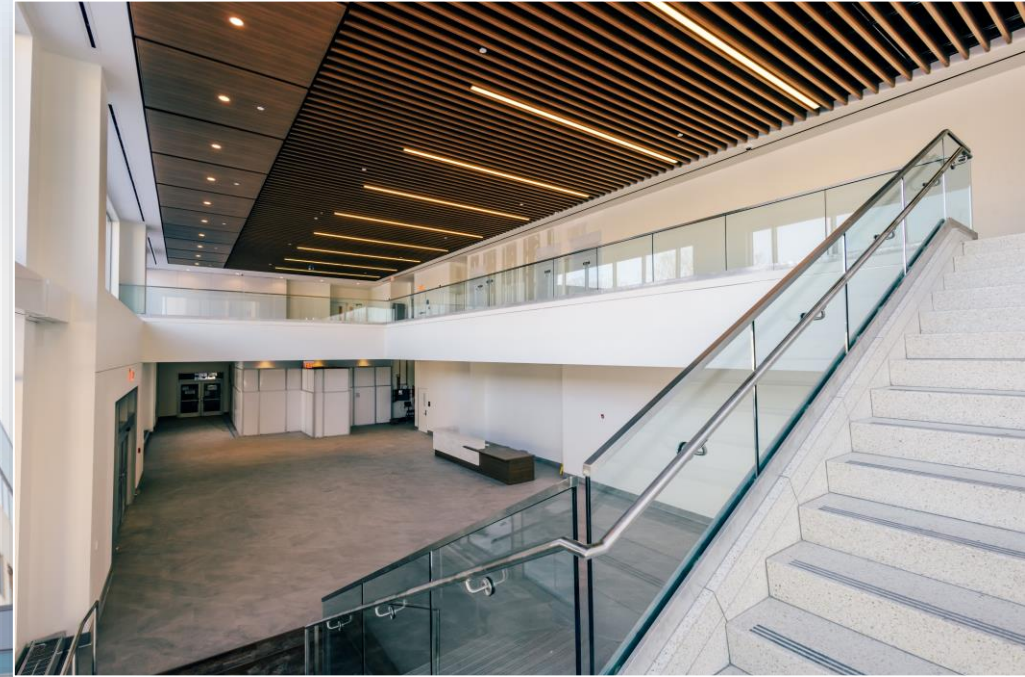
AVERAGE OF ANNUAL WAGES AND SALARIES

\$98M

GDP

\$172.5M





RR HEALTH CAMPUS
MAINE'S NEWEST
MEDICAL
BUILDING

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.

WHAT'S THE **FUTURE HOLD?**



NEXT STEPS

DEVELOPMENT PLAN
MIXED-USE URBAN VILLAGE

LARRABEE ROAD

WESTBROOK ARTERIAL

MAIN STREET

RESIDENCES
ENTERTAINMENT
DINING
89,000 SF Retail

RAIL TRAIL

100
QUARRY
DRIVE
CLASS A OFFICE

MIXED-USE URBAN VILLAGE

2025
GROUNDBREAKING

EXIT
47

INTERSTATE
95

EXIT
48

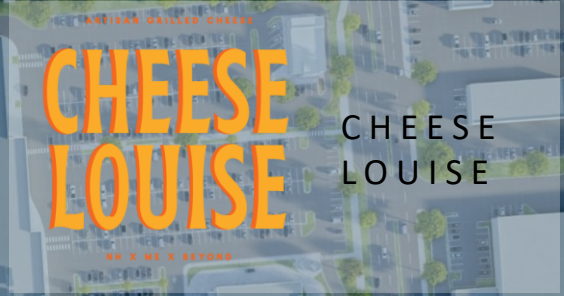


RESTAURANT PLACEMAKING

ESTABLISHED PARTNERS

Leased By
NEWMARK

MIXED-USE URBAN VILLAGE



CHEESE LOUISE
CHEESE LOUISE



LB. MINI-MART



LB. KITCHEN



THE ASADOR
- GRILL -
by THE LOST FIRE®

SUMMER 2025 ANNOUNCEMENTS



CINEMA
IMAX
UNE

element

THE LOBSTER ROLLS

Ice Cream

SEA FOOD

FOOTWEAR

FASHION

Sun Glasses

ROCK ROW

ROCK ROW



Golfshack

Garage tower

Donk's

Grilled Cheese

salads

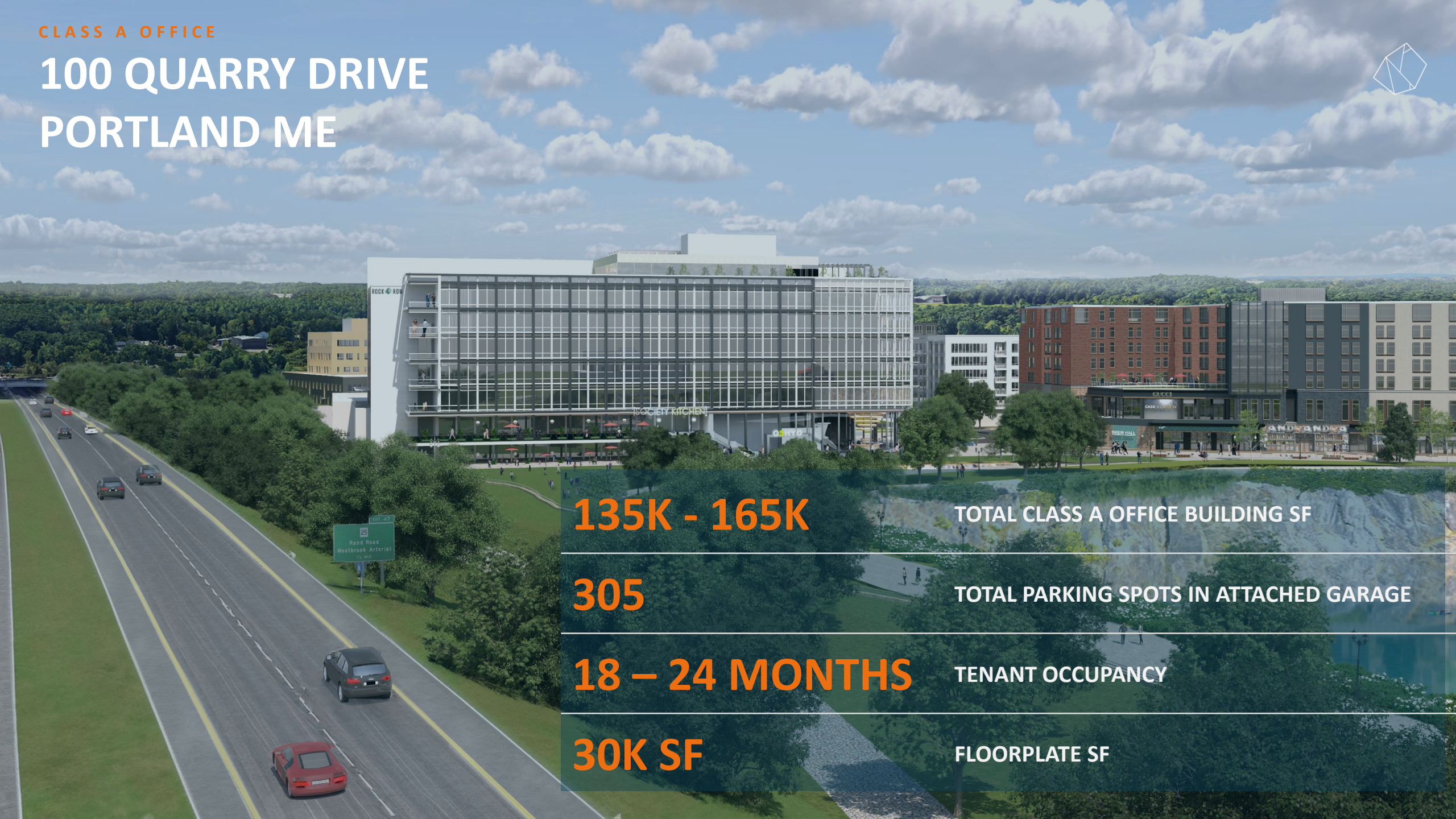
GLASSES

FASHION

ROCK ROW

CLASS A OFFICE

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

CLASS A OFFICE

100 QUARRY DRIVE PORTLAND ME



6th FLOOR OFFICE VIEW

YOUR OFFICE VIEW



ROCK ROW

WESTBROOK • PORTLAND, ME

CONFERENCE AND EVENT CENTER
AT ROCK ROW
WESTBROOK, ME

BEAVER

PROPOSED

ROCK ROW CONFERENCE AND EVENT CENTER

5,100

PROJECTED STANDING EVENT CAPACITY

YES

ATTACHED HOTEL AND PARKING PARAGE

84K - 123K SF

POTENTIAL TOTAL CENTER SF
(EXHIBIT HALL, BALLROOM, MEETING ROOMS AND HOTEL BREAKOUT ROOMS)



EVENT ATTENDANCE AND ECONOMIC IMPACT



CONFERENCE CENTER (annual)

- EVENTS AND EVENT DAYS – **158** Events & **210** Event Days
- ATTENDANCE – **49,315** Annually (stabilized)
- DAY TRIPS / OVERNIGHTS – **12,161** Days Trips and **9,915** Overnights

EXHIBIT HALL / VENUE (annual)

- EVENTS AND EVENT DAYS– **65** Events & **70** Event Days
- ATTENDANCE – **224,000** Annually (stabilized)
- DAY TRIPS / OVERNIGHTS – **114,480** Days Trips and **65,570** Overnights

ECONOMIC IMPACT

- DIRECT, INDIRECT AND INDUCED SPENDING EXPECTED DURING THE PROJECTS FIRST 30 YEARS - **Over \$3 Billion**
- JOBS DIRECTY GENERATED – **830 Jobs (343 FT)**
- ANNUAL WAGES- **\$13.2 Million**
- CONSTRUCTION JOBS TO BUILD THE PROJECT – **2,031**
- LOCAL TAXES FROM CONSTRUCTION SPENDING - **\$3.7 Million**

207 REPRESENTATION ON THE TEAM



JOSH LEVY
Principal



NEAL SHALOM
Chairman/Principal



ALEXANDER WHITE
SVP, Leasing



NICOLA COLUCCI
Director, Leasing



MARK GUZZETTA
Senior Project Manager



ABIGAIL WORTHING
Marketing and Programming Manager



ANDY GENDRON
Director, Marketing



BELLA MCKINNON
Project Manager,
Tenant Improvements



NEIGHBORHOOD ON MAIN



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Nicola Colucci | Director, Leasing

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MIXED-USE VILLAGE



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Greg Covey | Executive Managing Director

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MEDICAL AND HEALTH CAMPUS



Mark Malone | VP, Principal

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