

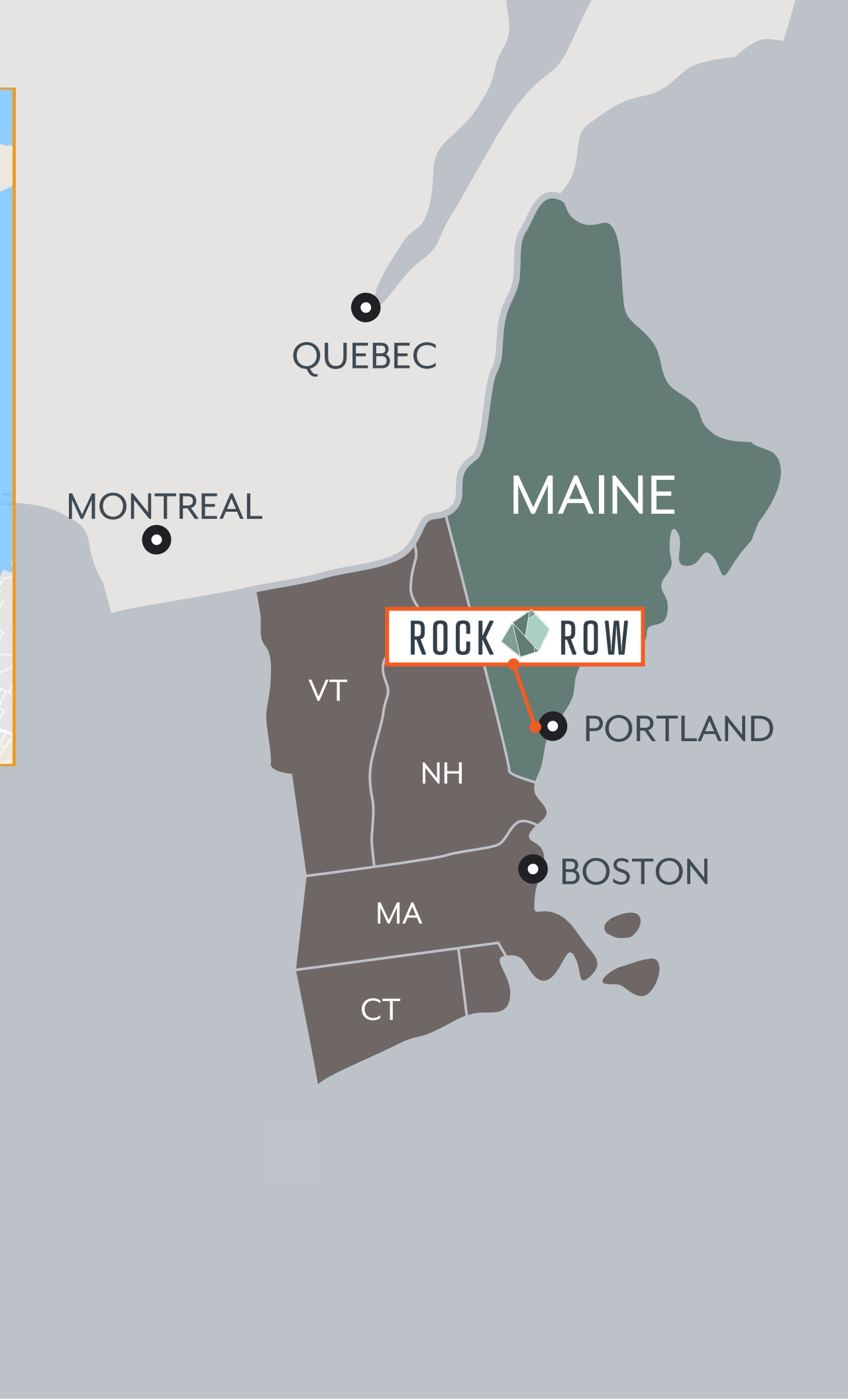
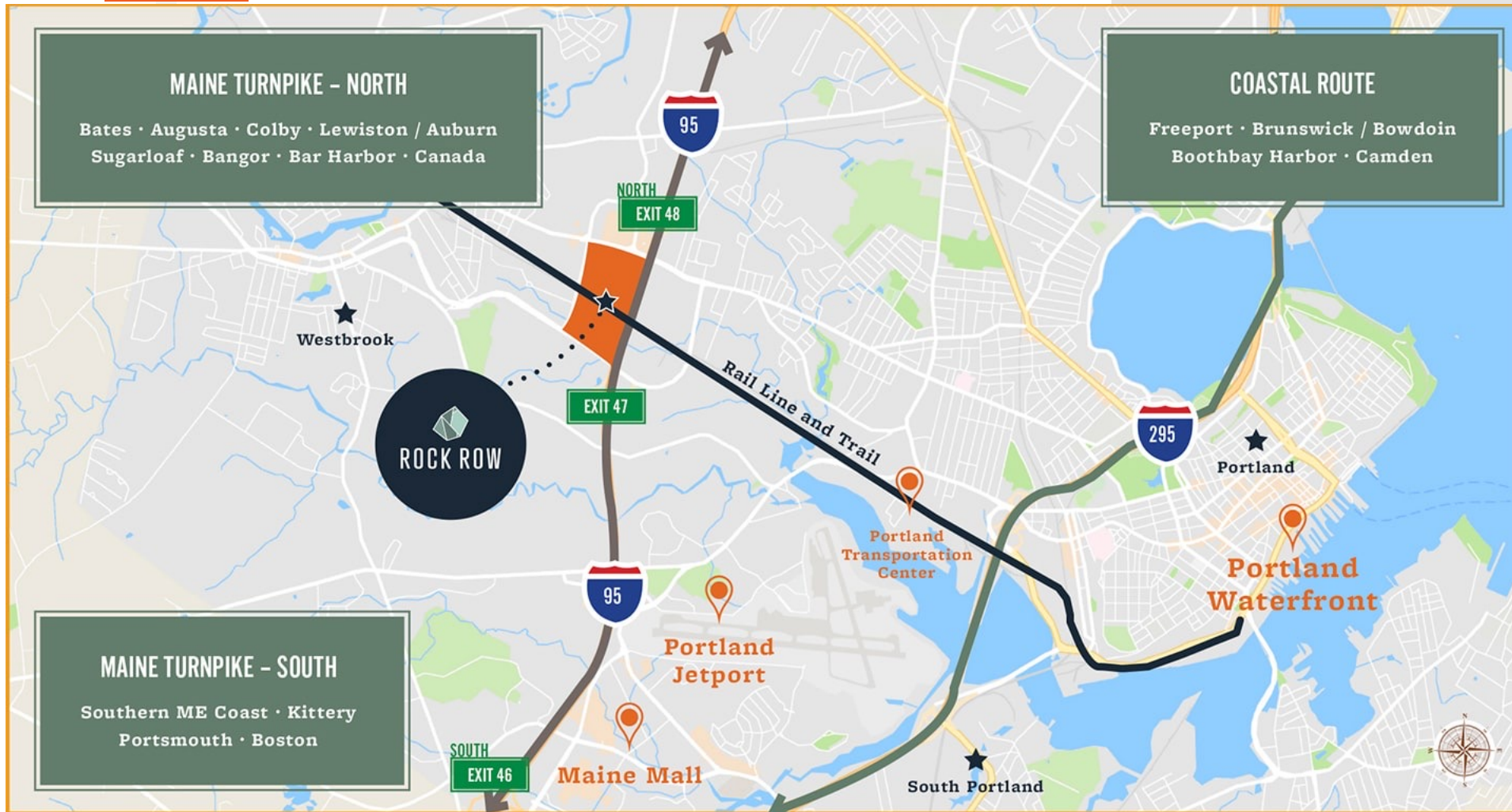
ROCK ROW

Presented by
wilder | **W** WATERSTONE
PROPERTIES

WESTBROOK • PORTLAND, ME

59 Westbrook Arterial
Westbrook, ME

ROCK ROW
WESTBROOK • PORTLAND, ME



- Located on Maine Turnpike/I-95 with two direct exits
- Portland International Jetport (airport) minutes away and expanding 14% year-over-year increase in passengers
- On-site transportation hub connects guests by train, bus, ride shares and connects with Jetport, cruise terminal, and Downtown Portland

445,000+

TRAIN RIDERS ON THE DOWNEASTER

Boston, MA to Brunswick, ME

Downeaster passenger trains are carrying 94% as many riders as in June 2019, before the pandemic as of June 2022

Sources: 2023 DOT
2023 Visit Portland
2022 Maine Public



A UNIQUE EXPERIENCE SET IN STONE

Rock Row is a 2.3 million square feet, \$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 180,000 sq ft medical campus anchored by Dana-Farber and New England Cancer Specialists.

With a multi-modal transit hub, convenient access from two exits on I-95 as well as Maine's newest conference and event center, Rock Row will be a new door into Maine hosting more than six million guests a year from the United States and nearby Canada.

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UNPARALLELED
EXPERIENCE

400,000SF

LOFT & CLASS A
WORK SPACE

200,000SF

INTEGRATED
MEDICAL &
RESEARCH CAMPUS

20+

RESTAURANTS
FROM
FAST CASUAL TO
ARTISAN CHEF

750+

RESIDENTIAL
UNITS

300,000SF

RETAIL & FOOD
STREETSCAPE
LOCAL & NATIONAL
BRANDS

550+ SEATS

SITTING AREA
WITH 15 STATIONS &
7 TASTING ROOMS

20,000 + SF

NATIONAL
AWARD-WINNING
FOOD & BEER HALL

80,000SF

STATE-OF-THE-ART
MARKET BASKET

8+ Million

PROJECTED VISITS AT ROCK ROW ANNUALLY

8.5 Million

DAY &
OVERNIGHT
TRAVELERS VISIT
THE GREATER
PORTLAND
REGION EACH
YEAR

Source: 2023 Visit Portland

1.9+ Million

PASSENGERS
COME THROUGH
THE PORTLAND
INTERNATIONAL
JETPORT

(Airport)

Source: 2023 PortlandJetport.org

95,000+

CRUISE
PASSENGERS
DISEMBARK
FROM CRUISE
SHIPS

Source: 2023 Visit Portland

556,000+

GREATER
PORTLAND
METRO AREA
POPULATION
(MSA)

Source: 2010 Census

\$86,000

TRUE TRADE
AREA AVERAGE
HOUSEHOLD
INCOME

Source: 2023 Placer.Ai

\$682 Million

GREATER
PORTLAND
VISITOR
SPENDING

Visitor spending was up 63.7
percent from 2020 and 20.3
percent from 2019

Source: Maine Office of Tourism
2022

15.6 million visitors came to Maine, which generated a total economic impact of more than \$14 billion in 2021 and supported 143,000 jobs.

Visitor spending was up 63.7 percent from 2020 and 20.3 percent from 2019.

Source: 2023 Maine Office of Tourism




Portland Seadogs and Maine
Celtics attract over 450,000+ fans
each year to Hadlock Stadium and
Portland Expo Center combined,
both located just 3.5 miles from
Rock Row.



ROCK ROW
WESTBROOK · PORTLAND, ME

Source: 2023 Placer.Ai

	State	Visits in the last 12 months	SF	Uses
ROCK  ROW	ME	Projected 8+M	1+M	Shopping, Dining, Hospitality/Hotel/Convention Center, Entertainment, Office/Medical, Apartments
Avalon	GA	7.6M	1.2+M (86 Acres)	Shopping, Dining, Entertainment, Apartments, Office
Legacy Place, Dedham	MA	6.5M	675,000	Shopping, Dining, Entertainment
Market Street, Lynnfield	MA	6.1M	658,000	Shopping, Dining, Entertainment, Apartments, Office/Medical
Derby Street Shoppes, Hingham	MA	5.3M	435,000	Shopping, Dining, Entertainment
Assembly Row, Somerville	MA	4.2M	871,000	Shopping, Dining, Entertainment, Office, Apartments <i>(still under construction)</i>
Bethesda Row	MD	4.1 M	529,000	Shopping, Dining, Entertainment, Office, Apartments
Arsenal Yards	MA	4M	1+M	Shopping, Dining, Entertainment, Office/Medical, Hospitality, Apartments <i>(still under construction)</i>
Blue Back Square	CT	3.1M	223,712	Shopping, Dining, Entertainment

A UNIQUE EXPERIENCE SET IN STONE

ROCK ROW
WESTBROOK · PORTLAND, ME

UNREAL FOOD & SHOPPING

FOOD IS LOVE. CUPID EATS HERE.

Rock Row's wide assortment of restaurants, and our first-in-Portland Food Hall, will offer unparalleled dining, tasting, beer and wine experiences. The Rock Row Food Hall, curated by celebrity award-winning Chef Akhtar Nawab, will mix onsite brews and artisan dishes with live music and events to delight every taste.



UNPARALLELED EXPERIENCE

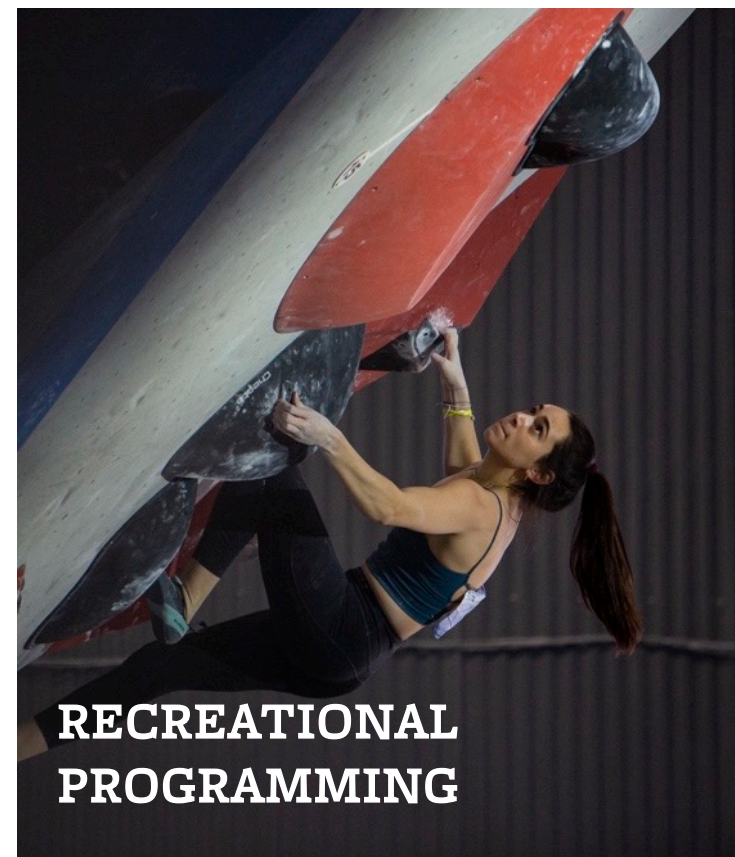
The four-season enclosed meeting and convention center will hold more than 5,000 people.

The indoor/outdoor center will operate year-round and host more than 200 events per year, ranging from A-list entertainers to corporate events/conferences and public shows.

26-ACRE ACTIVATED QUARRY



200+ ANNUAL
EVENTS



RECREATIONAL
PROGRAMMING



5,000-PERSON
EVENT CENTER

ACM
GLOBAL

Anderson Pak
live from
Rock Row (2019)

UNMATCHED AMENITIES

110-acre, \$600 million, open-air development centered around a 400-foot-wide, 300-foot-deep, 26-acre natural quarry that's activated year-round with a lively boardwalk and seasonal events such as pond hockey, environmental art installations, sailing, zip lines and more.

There's truly nothing in the world like the nature-inspired, inviting environment of Rock Row.

**WORLD-CLASS ENVIRONMENTAL
ART INSTALLATIONS AND ACTIVATIONS**

**OUTDOOR
RECREATION**

**MULTI-MODAL
TRANSIT HUB**

**70 MILES
OF TRAILS**



PORTLAND IS THE #1 AND #2 DESTINATION FOR MILLENNIALS LIVING IN BOSTON AND NEW YORK CITY

The New York Times

A \$100 Million Bet That Vacationland Can Be a Tech Hub, Too

A benefactor's big gift will create a research center in Portland, Maine, testing a small city's ability to prosper as a magnet for innovation.

New York coronavirus exodus fuels 'gangbusters' Maine real estate boom

By Todd Farley

NEW YORK POST

More young millennials are moving to Maine

An influx of people from 24 to 35 moved to Maine during the pandemic, according to L Work in Maine.

The Boston Globe

Maine can finally get out of Massachusetts' shadow

The state has never quite shaken off its legacy as a colony of Boston. But the pandemic might speed a transformation of Maine's economy and outlook.

By Colin Woodard Updated December 27, 2020, 5:00 a.m.

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Maine home sales jump 23%, driven by out-of-state demand

The median price of Maine homes sold in September was \$273,500 – an increase of 19.6% from the same month a year earlier.

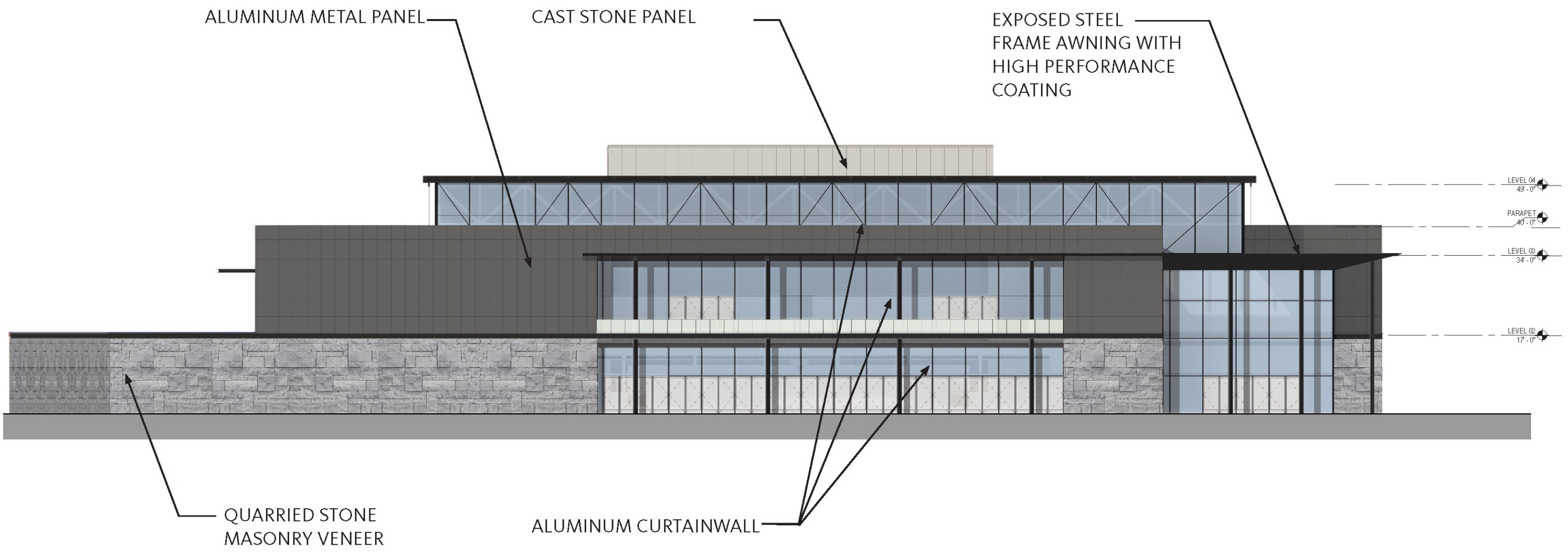
maine.

"Maine has an incredible opportunity right now. Tremendous talent and entrepreneurs are leaving traditional hubs like Silicon Valley, New York, and Boston, and the industry is opening their eyes to opportunities in places they simply haven't looked before."



FIRST CLASS VENUE DESTINATION





WORLD CLASS HOSPITALITY EXPERIENCE

350+ HOTEL KEYS



+ HORST SCHULZE

As Founder and Former CEO of The Ritz Carlton and The Capella Hotel group, his principles have reshaped the concepts of excellence, service, and competitive advantage even transcending divisions of industry across the business landscape.

As Sr. Advisor to Ithaca Hospitality Partners, Horst is on a mission to create a world class hospitality experience at Rock Row.



THE RITZ-CARLTON®



CAPELLA
HOTELS AND RESORTS

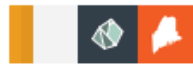
750+ LUXURY APARTMENTS

287
UNITS

350
UNITS

117
UNITS





PORTLAND: THE PASSION POINT FOR FOODIES



RESTAURANT CITY OF THE YEAR

With dozens of award-winning restaurants, breweries and distilleries, Portland's food culture is a product of the passionate and independent craftsman and restaurateurs that call Maine home.

bon appétit

MOST BREWERIES PER CAPITA

In 2021, Maine took the lead for most breweries. More doesn't always mean better, but Maine offers some of the best craft beers in the world.

LEADER IN FARM/SEA TO TABLE

If it isn't local, it isn't fresh. Mainers are well connected nature, as well as their community and therefore the culture for supporting local and sustainably grown product is well ingrained into culture.

BBQ & CLAM BAKE CAPITAL OF NEW ENGLAND

You go to Maine to enjoy the great outdoors and amazing food. It's no surprise these two passion points have led to a thriving community of barbeque restaurants, caterers and Mainer's favorite coastal tradition: the clam bake.

WORLD CLASS CULINARY EXPERIENCES

AKHTAR NAWAB



FABIO TRABOCCHI



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wilder

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