



Marquis Lofts

on Munjoy Hill

Enjoy life in a modern, beautifully designed and efficient home.

- Modern loft-style living in one of Maine's most desirable neighborhoods
- Inspired units in 3 styles - loft, 1-bedroom and 2-bedroom
- Super efficient heat & AC, private balconies, storage, in-unit laundry, garage, views, low fees, pet friendly...

Marquis-Lofts.com | 33 Lafayette Street Portland, Maine



Welcome to Marquis Lofts and Munjoy Hill! As a real estate developer, I have completed infill projects all over the City of Portland. I always get drawn back to Munjoy Hill as the best place in town to work and live. One of my first developments was an artist studio building on Merrill St. just a block away from the lofts. I had an office in that building for 20 years and had the pleasure of experiencing the wonderful changes on the Hill first hand. After many years of singing the praises of urban living, I finally decided to take the plunge myself and built a triple decker to live in, also not far from the lofts. Living in Portland on Munjoy Hill, the quality of our lifestyle experience has exceeded our expectations. We love that restaurants, cultural events, shops and work are all within walking and biking distance. The car stays home a lot!

We find that there is real community on the Hill. We always meet people to chat with on the street. Munjoy Hill seems like a place where people like to be outdoors and connect to people and the scene. It is all very friendly and diverse. We have become much more civically involved in Portland than ever before. Portland is such a great place to make things happen.

Marquis Lofts on Lafayette St. is at the top of the Hill. Lafayette St. is a short, quiet street that has a mix of building types including some very modern new houses mixed in with the old. This felt like the perfect site for a multifamily building with a very modern aesthetic. I chose to work with Evan Carroll, an up-and-coming, talented architect for a modern, fresh and exciting take on the ubiquitous multi-units that have been built through time on the Hill. We worked together to be sure that the building envelope, insulation, heating and cooling would be right on the cutting edge of best practices to insure an energy efficient, comfortable and enduring building. I am mostly thrilled with Evan's design work that uses interesting materials in a fresh way. His interiors make the spaces feel larger than they are, and comfortable. The generous use of windows brings the outside in. His choices of finish materials are simple, clean and rich and really achieve a great modern aesthetic. I am proud of the important choices we made for places that you can't see like the extra steps we took to control sound transmission between the units and the quality insulation throughout.

I invite you to join us at Marquis Lofts and on Munjoy Hill to experience Portland at its best. Enjoy life in a modern, beautifully designed and efficient home.

Peter Bass
Random Orbit, Inc.

“Best Towns.”
Outside

“Foodiest Small
Town in America.”
bon appétit

“Healthiest Cities
for Women.”
Women’sHealth

“Best Places to
Raise Your Kids.”
Parents



PORTLAND

It shows up on many lists, confirming what we locals already know: Portland is a great city where people of all ages can afford an active, healthy lifestyle and enjoy a wide range of cultural and outdoor activities in a scenic environment.



Portland’s arts and cultural offerings are high quality and wide ranging. The Portland Symphony Orchestra and Maine State Ballet perform at the city-owned Merrill Auditorium. The Portland Museum of Art offers a wide range of shows, from hyper-local to international. First Friday Art Walks are a popular way to explore galleries, find local craftspeople, and watch street performers. Live music ranges from rock concerts at large venues like the historic State Theater to acoustic shows at the more intimate Longfellow Square. And you never know what you’ll find at the Space Gallery.

Portland is a beautiful city situated on Casco Bay. Its many distinct neighborhoods have unique personalities. Commercial Street and the Old Port are the historic waterfront and commercial heart of the City. Their many warehouses attest to a trading past. The West End is full of large, historic brick and stone homes on quiet, tree-lined streets. Congress Street and the arts districts were once the retail downtown and today offer a mix of shopping, art and cultural destinations, professional space, and many restaurants. In Portland, beautiful outdoor spaces and parks are never far.

Portland’s high-quality dining destinations have been featured in many publications including the *Washington Post*, the *New York Times*, and the *Boston Globe*. From the gourmet offerings of our numerous James Beard Award nominees and winners to fresh lobsters and clams at an ocean front shack, you’ll love discovering the full range of dining opportunities. For those who prefer to do their own cooking, twice-weekly farmer’s markets and a wide range of ethnic food stores provide both the supplies and the inspiration.



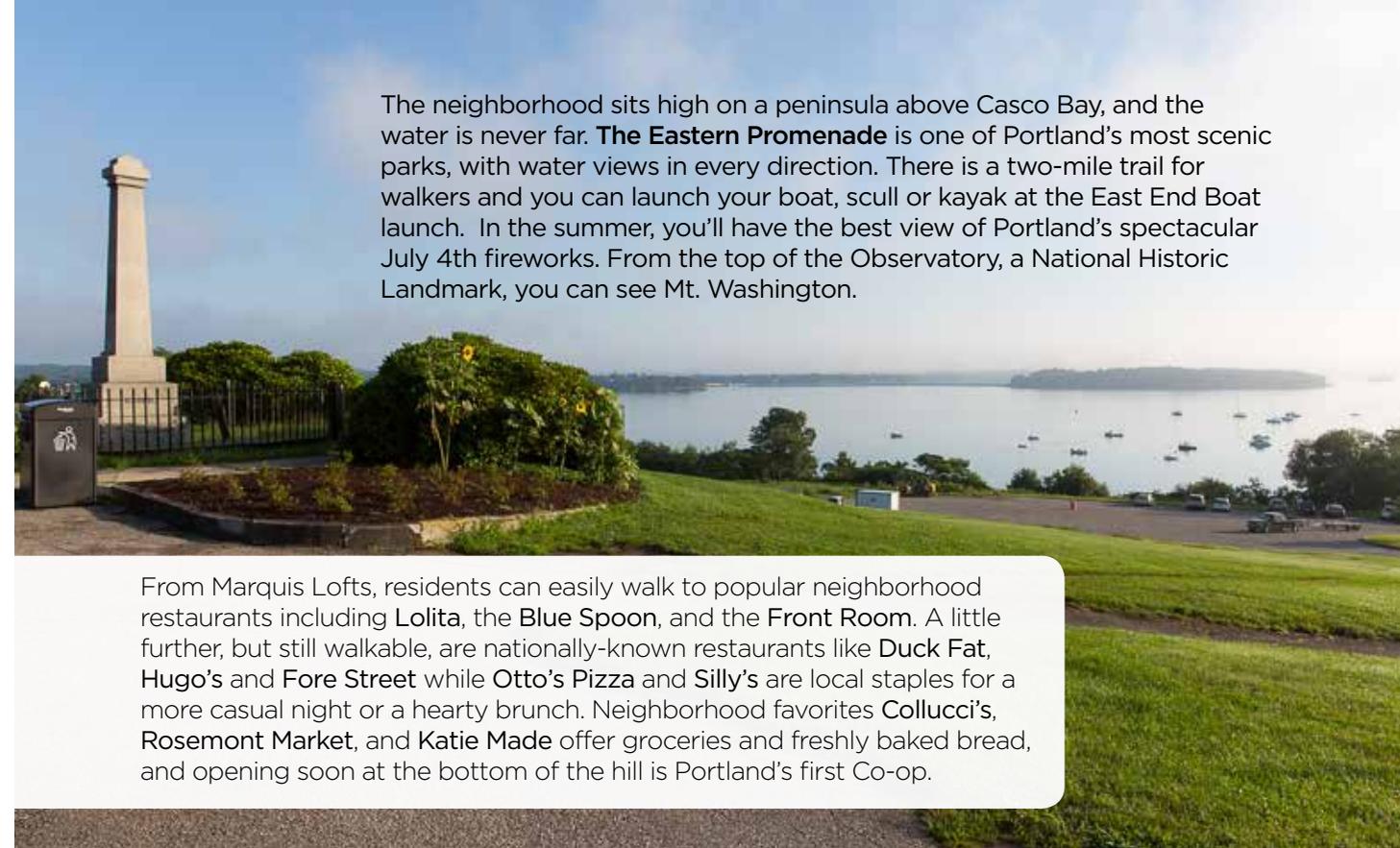
REGIONAL ATTRACTIONS

- Sebago Lake, Maine: 30 minutes
- Kennebunk, Maine: 40 minutes
- Portsmouth, New Hampshire: 50 minutes
- Newburyport, Massachusetts: 1 hour 10 minutes
- North Conway, New Hampshire: 1 hour 30 minutes
- Sunday, Maine: 1 hour 40 minutes
- Camden, Maine: 1 hour 40 minutes
- Boston, Massachusetts: 1 hour 50 minutes
- Sugarloaf, Maine: 2 hours 30 minutes
- Burlington, Vermont: 4 hours
- Montreal, Quebec: 5 hours
- New York City: 5 hours 20 minutes

Portland is also a great city for sports lovers. Whether you want to watch the pros or jump in the game yourself, Portland is the place to do it. Locals love cheering for our professional sports teams, the Sea Dogs, the Pirates, and Red Claws. If you’d rather participate than spectate, there are numerous walking, running and biking trails throughout the city and public launches for rowing and kayaking. In the winter, ice-skating in Deering Oaks, snowshoeing in the Fore River preserve, and cross-country skiing at Riverside are convenient, in-town workouts. Hiking, climbing and skiing in the mountains of Maine and New Hampshire are just a short drive away.

The Marquis Lofts are at the top of Munjoy Hill, in the heart of Portland's East End.

Eclectic, independent, and vibrant are the words most often used to describe this part of Portland. "Eclectic," as it is home to a wide range of age groups and backgrounds. Also eclectic is the neighborhood's architecture, a harmonious mix of historic, wood-framed homes and more recent, very modern construction. Single family, triple-decker, multi-family - all the options are here. "Independent" both for the spirit of the residents and the many locally-owned businesses - no chain stores here! "Vibrant" as this is a neighborhood where artists perform and create, and residents walk and interact with one another.



The neighborhood sits high on a peninsula above Casco Bay, and the water is never far. **The Eastern Promenade** is one of Portland's most scenic parks, with water views in every direction. There is a two-mile trail for walkers and you can launch your boat, scull or kayak at the East End Boat launch. In the summer, you'll have the best view of Portland's spectacular July 4th fireworks. From the top of the Observatory, a National Historic Landmark, you can see Mt. Washington.

From Marquis Lofts, residents can easily walk to popular neighborhood restaurants including Lolita, the Blue Spoon, and the Front Room. A little further, but still walkable, are nationally-known restaurants like Duck Fat, Hugo's and Fore Street while Otto's Pizza and Silly's are local staples for a more casual night or a hearty brunch. Neighborhood favorites Collucci's, Rosemont Market, and Katie Made offer groceries and freshly baked bread, and opening soon at the bottom of the hill is Portland's first Co-op.



The East End is home to **St. Lawrence Arts**, which offers a range of concerts and plays. Also nearby, **Mayo Street Arts'** diverse offerings include live music, artistic puppetry, and dance both for watching and participating. Local galleries offer still more to enjoy and absorb.

MUNJOY HILL/EAST END

- Enjoy the very best a small urban coastal community has to offer
- Independent - authentic - vibrant - eclectic
- A real community with a genuine sense of being and belonging
- Variety of incomes, backgrounds live here - a true mix of real people
- Pet-friendly, people-friendly, Buy-Local friendly
- Livable with restaurants, coffee shops, grocers, bakeries, boutiques...
- Artists, theaters, galleries, craftspeople
- Mix of architecture: some historic, wood-framed buildings and some new, very modern
- Walkable - **59** walk score, Bikeable - **81** Bike Score (walkscore.com)
- Ahh, and the ever-present, awe-inspiring Casco Bay

Thanks to our friends at 118 Munjoy Hill for these great neighborhood maps.



CREATOR'S APPROACH

- Project is intended to offer the mid-market a high quality, reasonably-priced, community-focused living opportunity
- Focus is on energy efficiency, quality construction, and durable, low-maintenance materials and finishes
- Careful, efficient design, maximum utilization of available interior space, and increased site density result in a realistic/attainable price-point

WHY MARQUIS LOFTS?

- The best of the new, the best of the old: A modern, fresh and exciting take on condo living in a historic neighborhood
- **Live- Eat - Art - Shop - Create - Recreate - Rejuvenate - Invigorate**
- Experience real community, real people and real connections
- Cutting edge practices to insure an energy efficient, comfortable and an enduring building
- The generous use of windows brings the outdoors in
- Small spaces that feel larger and comfortable
- Right sized... YES, these are small units but they fit with how some people live now and many, many more will or want to live like in the near future
- 9' high ceilings
- Private balconies for connection to the outside
- Super Insulation - Super Low Maintenance - Super Low Condo Fees - now and into the future
- Fewer chances for special assessments (those times when the condo board asks you for a \$20K check)





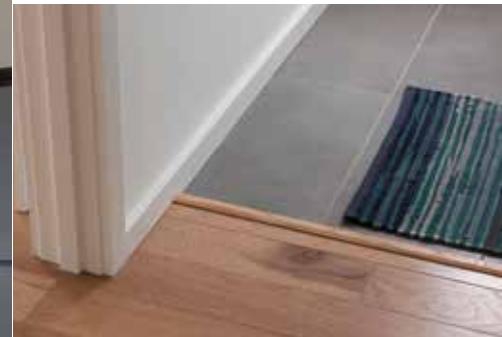
SIMPLICITY

- Minimal upkeep - homeownership without the headaches.
- Low operating costs
- Open-plan design
- One-level living once in your unit
- Simple, sophisticated and durable materials throughout:
 - Hardwood floors
 - Through-body, porcelain tile floors
 - Solid-surface counter tops
 - Custom, locally-fabricated cabinetry
- Washer/dryer in each unit
- Dedicated, indoor parking
- 15 square feet of dedicated storage
- Distinct front/service entrances
- Privacy, security
- Landscaping



TECHNOLOGY

- A modern take on the traditional "triple decker" flat building
- Gas ranges
- Natural gas-fired dryer and on-demand hot water
- 'Quiet construction' ensures each unit is quiet and peaceful and sound transfer between the units is minimal
- Monitored fire detection system
- Fire-suppression system
- Rain screen system used in building envelope
- Garage is equipped with carbon monoxide sensing fans for safety



SUSTAINABILITY

- Walls are completely air-sealed for maximum energy efficiency
- KohlTech windows have triple-pane sash, are highly energy efficient
- Operable awning sash allow for natural ventilation
- Walls are insulated to R-33 and the roof to R-70
- Ducted air-source heat pumps
- Tankless water heaters
- LED lighting
- White PVC roof has 40 year warranty

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MEET YOUR NEIGHBOR

Liz Renzenbrink, purchasing unit #2



“ When I first spoke with Peter about the Marquis lofts back in January, I had no intention of moving. My friend Lisa had been trying to get me to move to the hill for years, but I was happy in my cozy home by Willard Beach. I honestly reached out to Peter to humor her and because it is always good to explore one’s options. I knew this could potentially be the last affordable place for me on the hill, and if I didn’t act now, I might regret it. When I met with Peter, the building plans were only a design on a sheet of paper. To hear him describe his vision, though, brought the open and livable space with clever architectural details to multi-dimensional life.

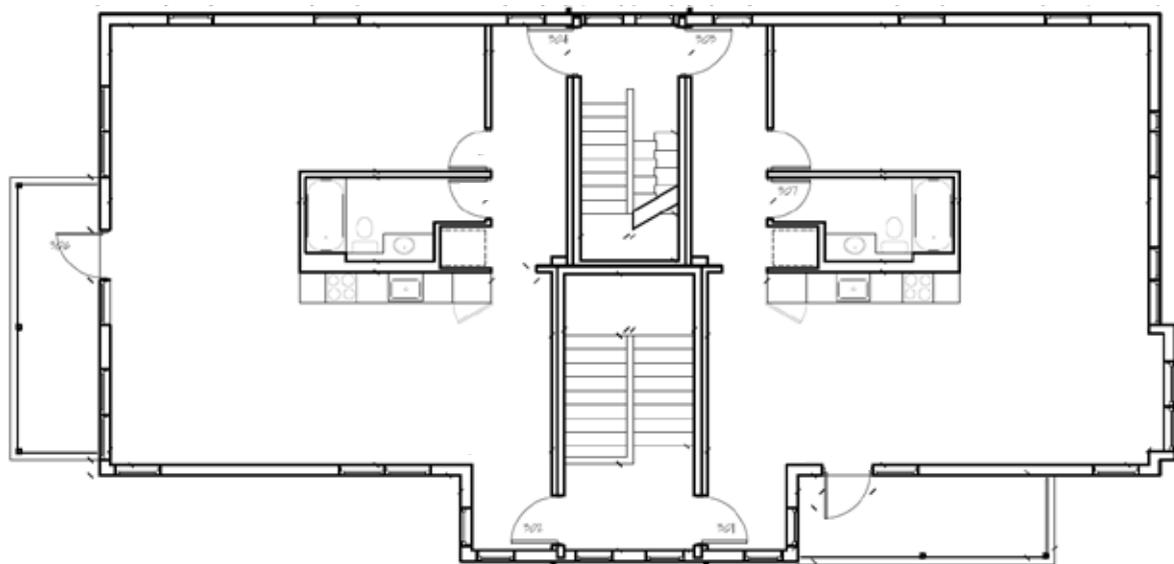
I didn’t know much about Peter Bass that day, but I soon learned about his reputation for creating well-built, beautiful, economical spaces. For me, it became a no brainer to sell my home of 8 years and move my household to Munjoy Hill. There, I can walk to restaurants, yoga, and grocery stores amidst a thriving arts scene. Now that Marquis Lofts are almost done, I can’t wait to move in. My place is truly stunning. I imagine the upcoming winter when I will look out of my large windows on a snowy scene, feeling cozy and warm in my new space knowing that it’s efficiency will help me tread lightly on the earth for years to come.”

CONFIGURATIONS

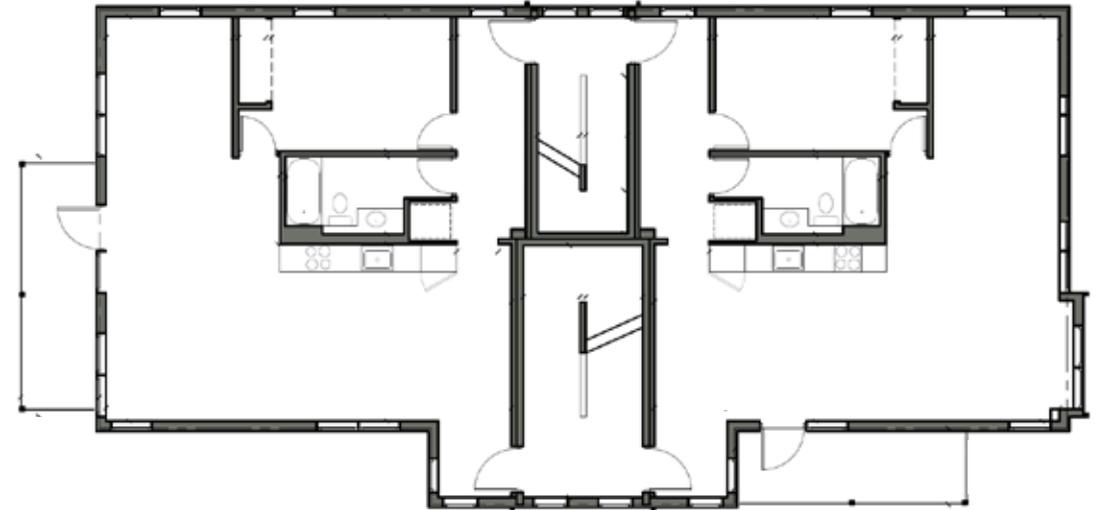
Open loft, one-bedroom, two bedroom

- Unit 1 - first floor, street, ADA accessible, loft
- Unit 2 - first floor, back, one bedroom, sold
- Unit 3 - second floor, street, two-bedroom
- Unit 4 - second floor, back, one-bedroom
- Unit 5 - third floor, street, two-bedroom
- Unit 6 - third floor, back, loft

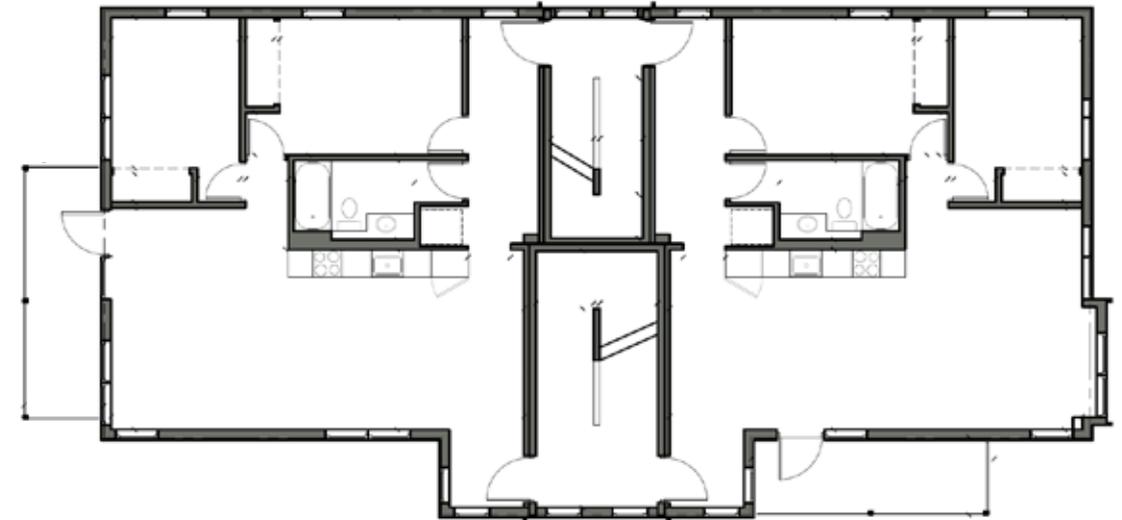
LOFT



TWO-BEDROOM



TWO-BEDROOM

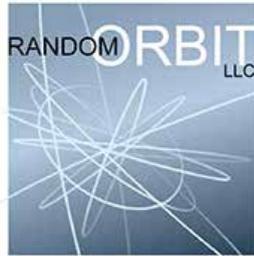


TYPICAL QUESTIONS

- No smoking is allowed inside the building or on the grounds
- Dogs and Cats and other common house pets are ok, with some common sense restrictions
- Monthly fee is estimated at \$225.00
- Monthly fee includes: snow removal, yard maintenance, exterior maintenance, cleaning of common areas, insurance for exterior and common areas, monitoring of life safety system
- Owner pays: heat, ac, hot water, cable, internet, content insurance
- Entire building is sprinkled and there is a monitored life safety system
- Low maintenance grounds and nearly zero maintenance building
- Parking and storage will be assigned and secure
- The association will have common exterior space for gardening
- Units can be rented but there is a minimum 6 month lease requirement
- Washer & Dryer units are in the units

See web site for complete condo rules, regulations, bi-laws and other information

THE TEAM



Random Orbit, INC was formed by Peter Bass in 2000 to further pursue cutting edge, smart growth development. We are looking at high-density infill projects in both adaptive re-use and new construction contexts. Random Orbit has focused on creating live/work units, a housing type that is new to Maine. Live/work offers open, flexible space and an economic advantage, combining expenses in one mortgage or rent. We have begun to take the same unique approach we have applied to residential development-progressive ownership and use models-and apply them to commercial and office uses. PelotonLabs is our first venture into co-working and community work space.

Our goal is to create inspiring, unique, and affordable properties that will foster community and produce a positive impact on the region.



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Bild Architecture was founded in 2011 by the husband-and-wife team of Evan Carroll and Sasha Salzberg. Evan's experience and education lie in architecture, while Sasha's experience and education are in small business management. Bild Architecture's governing principals are ingenuity, thoughtfulness and empathy. These principals are guided by an emphasis on clear communication.

Bild Architecture believes the role of an architect is to look both inward at how spaces shape peoples lives, and outward at how the built environment shapes society. This belief is exemplified in the Marquis Lofts, where interior spaces were thoughtfully designed to provide convenience, sustainability, and a healthful living environment. The design of the exterior takes cues from the surrounding neighborhood context and also provides connections and opportunities for the residents to engage in the larger community.



Sasha Salzberg and Evan Carroll
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For thirty years Wright-Ryan has delivered construction services of the highest professional standard to clients throughout northern New England.

Wright-Ryan's Commercial Small Projects Division efficiently manages and executes projects through a modern, streamlined approach. The unique model increases customer service while lowering costs, adding value to the project. This approach offers the knowledge, security, and tradition of a larger construction company, without the complexities.

Our talented group of craftsmen possesses a steadfast commitment to quality, timeliness, and unrivaled customer service both during the building process and for years to come as your maintenance needs change. We also offer individual maintenance services which would be on an "on-call" basis.

Wright-Ryan is a Maine construction management firm that offers it all. Contact Rob Barrett for additional information about our streamlined construction services.



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Local - Savvy - Responsive

Local - Informed advice from experienced professionals specializing in your area
Savvy - World class marketing, advertising, exposure and strategies for buyers and sellers
Responsive - An entire team passionate about providing the very best service



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