



CELEBRATING  
55 YEARS

# nerej

## **Port Property to develop and manage a new community destination in Biddeford, ME - to be known as The Levee**

October 07, 2022 - Owners Developers & Managers



Biddeford, ME Port Property will be developing The Levee – a new community destination in downtown. Running parallel to the Saco River, The Levee will feature a variety of modern residential buildings, with one scheduled to begin pre-leasing this year, along with a range of commercial space soon to become home to a self-storage facility, boutique shops, and local dining.

The Levee will be comprised of four distinct developments along Upper Falls Rd., (formerly Gooch St.) making up the entirety of a peninsula's edge and boasting scenic riverfront views. Steps away from downtown and with direct access to the RiverWalk and Pearl Street Park, The Levee will create a vibrant hub within the town's historic mill district and will continue to strengthen the area's emergence as a cultural and culinary destination.

The flagship property of The Levee will be a mixed-use residential community, Lofts on the Levee, including a 327-unit self-storage facility on the ground floor. Originally known as the Saco-Lowell Mill, the building served as the location of the Saco and Lowell machine shop for the area's thriving textile industry and various textile mills in the 1800s. Previously underutilized, Lofts on the Levee will reflect the building's evolution while preserving the building's historic features – including its architecturally unique façade that has stood as a landmark for decades.

Following completion of the building's historic redevelopment, Lofts on the Levee will offer 96 apartments. Inspired by industrial mill details, Lofts on the Levee will establish the feel of a city loft while remaining true to its location with oversized windows, mixed-metal accents, exposed concrete, and modern fixtures to create a uniquely curated space for each resident. Available floorplans will include studios, one-bedrooms, one-bedrooms with offices, and two-bedroom apartments. Along with the community's elevated interiors, Lofts on the Levee will also include a range of on-site amenities including a two-story co-working space, fitness center, and an expertly designed rooftop lounge and outdoor deck on the top floor of the building, complete with floor-to-ceiling windows and 360-degree views of the Saco River.

On the ground floor of the property will be "Self Storage on the Levee," which will feature professionally managed, temperature-controlled, urban self-storage units, available to both residents of the building and of the surrounding community.

Future plans for The Levee include the development of a second mixed-use property, featuring 56 apartments with ground-level commercial space, as well as the addition of riverfront condominiums to offer a range of living options on The Levee. Additional historic renovations will include the repurposing of a brick warehouse at the end of the peninsula, creating a waterfront retail and dining space for residents and visitors to enjoy.

The Levee will be managed by Port Property, an award-winning and locally-owned company that manages over 100 unique properties across southern Maine, including their Riverdam community in Biddeford which received MEREDA's 2021 Notable Project Award. "We are confident that the addition of The Levee to Biddeford's already booming culinary and cultural scene will help distinguish the city as one of Maine's top destinations," said John Laliberte, head of acquisitions and development for Port Property. "As our second redevelopment project in Biddeford, we are thrilled to deepen our commitment to this incredible city and to honor its rich, industrial history while contributing to its evolution and growth."

Lofts on the Levee is set to open for occupancy in early 2023, with preleasing slated to begin later this year.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540