

# FOR LEASE : 65 FOREST FALLS DRIVE

## Yarmouth, Maine



**FOR LEASE**

**\$13.00/SF NNN**  
**NNN Expenses: \$5.22/SF**

NAI The Dunham Group is pleased to offer for lease this 3,792± SF, Class A office suite on the 2<sup>nd</sup> floor of 65 Forest Falls Drive in Yarmouth. The Forest Falls office park is a pristine setting and home to a varied mix of professional users including CPA firms, title companies, attorneys, non-profits and more.

The available space is the entire 2<sup>nd</sup> floor with elevator access. There is incredible natural light with windows on all sides of the space. With an efficient layout including eight private offices, conference space, reception and open areas, this unit is ideal for any number of users.

**NAI The Dunham Group**  
Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

**CONTACT INFORMATION**  
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## PROPERTY OVERVIEW

**Landlord:** Pump Building LLC

**Property Type:** Office

**Building Size:** 8,280± SF

**Available Space:** 3,792± SF;  
entire 2<sup>nd</sup> floor

**Available:** November 2014

**Building Age:** Built in 2006

**Other Tenants:** Cascon  
([www.casconpump.com](http://www.casconpump.com))

**HVAC:** Propane-fired and electric central HVAC

**Sprinkler:** Yes, 100% wet system

**Flooring:** Carpet/tile over wood frame

**Signage:** Available on street pylon and interior signage

**Utilities:** Public water/sewer

**Bathrooms:** Single, ADA restroom with shower and lockers

**Parking:** 4 : 1,000 SF ratio, on-site

**Lease Rate:** \$13.00/SF NNN

**NNN Expenses:** \$5.22/SF



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