

FOR LEASE

Office/Medical Space

4,848± SF | \$24.00/SF Gross



1185 US Route One
Freeport, Maine

- *Class A Office Finishes*
- *All Utilities Included*
- *Strategic Location*
- *Ample On-Site Parking*
- *Energy-Efficient Systems*

Sam LeGeyt, SIOR

sam@dunhamgroup.com

207.773.7100 | dunhamgroup.com



Property Description

Position your business for success in one of Maine's most vibrant and scenic communities. This 4,848± SF Class A office building in Freeport, Maine offers the perfect blend of modern functionality, professional design, and small-town charm. Ideal for companies seeking a high-end workspace with excellent access, visibility, and amenities

Key Features:

Immaculate Class A Finishes: Modern interiors with premium materials, abundant natural light, and a polished, professional aesthetic.

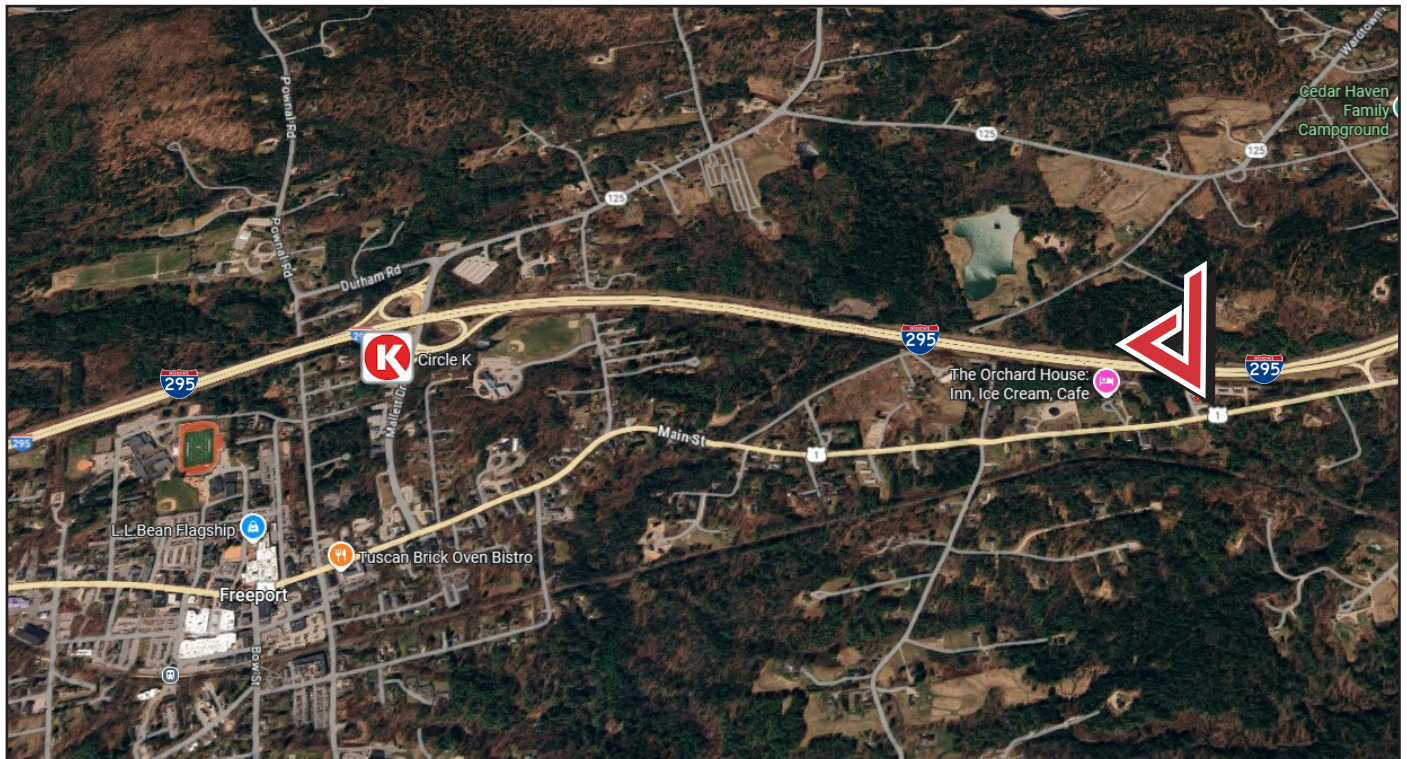
Flexible Floor Plan: Designed for efficiency and collaboration—ideal for professional services, creative teams, or corporate headquarters.

Strategic Location: Minutes from I-295 and just a short walk to Freeport's bustling downtown, including L.L.Bean's flagship store, dining, and retail.

Ample Onsite Parking: Dedicated lot with convenient access for clients and staff.

Energy-Efficient Systems: Modern HVAC and lighting systems designed for comfort and sustainability, all backed up with an onsite propane generator.

Whether you're expanding, relocating, or launching a new venture, this property offers a standout address that balances prestige with convenience. Surrounded by coastal beauty and business vitality, your team will thrive in Freeport.



Property Overview

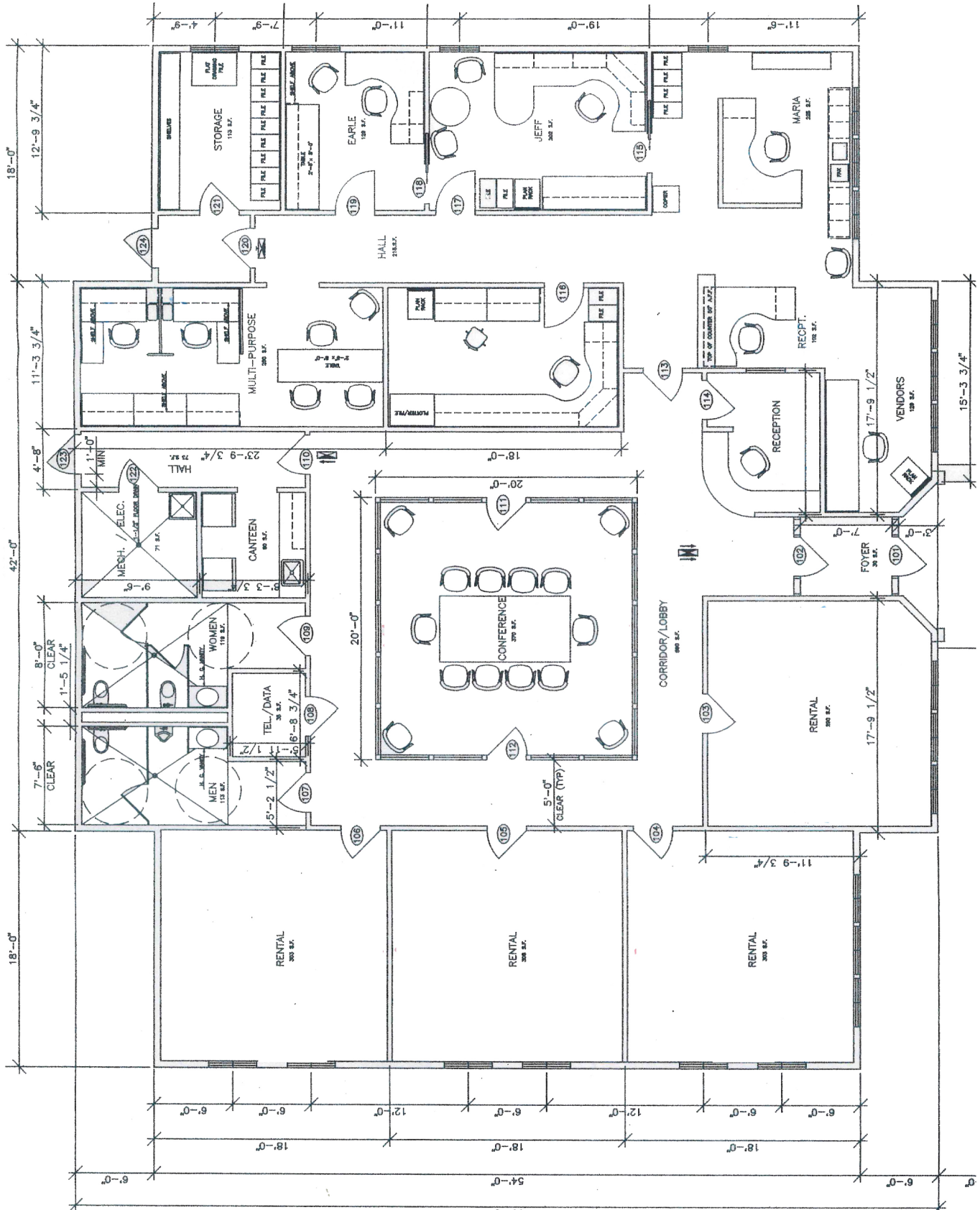
Landlord	Jeffrey Zachau
Building Size	4,848± SF
Zoning	Medium Density-A (MD-A)
Year Built	2001
Assessor's Reference	Map 21, Block 27
Building Construction	Wood Frame
Utilities	Well and private septic
HVAC	Air conditioning and radiant floor heating - propane
Electrical	Property utilizes a solar panel system. All electrical costs included in rent.
Lighting	Updated LED fixtures
Bathrooms	Two (2)
Kitchenette	Yes
Parking	20± spaces on-site

FOR LEASE : \$24.00/SF Gross

Tenant pays their own data/internet







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.