## For Lease Office/Flex Space

# 16 Northbrook Drive

Falmouth, Maine

### **Property Highlights**

- Convenient Falmouth location
- Minutes to downtown Portland
- Efficient layout
- First floor includes overhead door

### **Property Description**

We are pleased to offer up to  $4,800\pm$  SF of office and flex space at 16 Northbrook Drive in Falmouth. The building offers on-site parking, an elevator and a campus like setting.



#### **Broker Contact**

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## 16 Northbrook Drive

### **Property Overview**

Owner of Record	Goldmac Realty, LLC
Assessors Reference	U59/10/A21
Building Size	7,647± SF
Lot Size	1.621± acres
Available Suite	Lower level - 1,200± SF
	First floor (flex space) - 1,200 $\pm$ SF
	Second floor - 2,400± SF
	Total - 4,800± SF
Parking	24 on-site parking spaces
HVAC	Propane-fired, forced hot air
Elevator	Yes
Sprinklers	Yes, wet
Proximity to Transportation	Adjacent to Route One and close to both I-295 and the Maine Turnpike
Zoning	BP - Business Professional

### LOWER LEVEL & FIRST FLOOR: \$10.50/SF NNN SECOND FLOOR: \$13.00/SF NNN NNNS: \$8.00±SF (includes HVAC & electric)









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.