

For Lease
Office/Flex Space

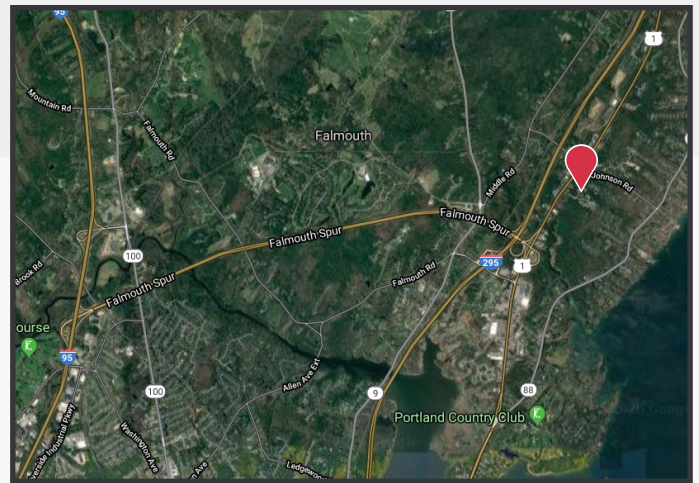


16 Northbrook Drive

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± 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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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± 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)

