

FOR LEASE

Professional Office Space

1,500± SF | \$2,350/Month (\$18.80/SF MG)



189 Main Street Yarmouth, ME

- Second Floor Office Space
- Exceptional Yarmouth Village location just off Route One
- Easy access to I-295 and surrounding communities
- First Month's Rent Free

Bryan Plourde, MAI | bryan@dunhamgroup.com

Sam LeGeyt, SIOR | sam@dunhamgroup.com

207.773.7100 | dunhamgroup.com





Property Description

We are pleased to offer a prime second-floor professional office suite for lease in the heart of Yarmouth Village. This inviting space offers a modern open layout with built-in workstations, a private conference room, kitchenette, and restroom. Ample onsite parking and two prominent signage locations provide exceptional visibility and convenience.

Situated just off Route One and only minutes from I-295, this location offers an ideal setting for a wide range of professional users seeking a signature, accessible address within one of Greater Portland's most desirable village centers.

Join Gather Restaurant and other professional tenants at this premier Yarmouth Village property and elevate your business presence in a vibrant downtown setting

Space Highlights

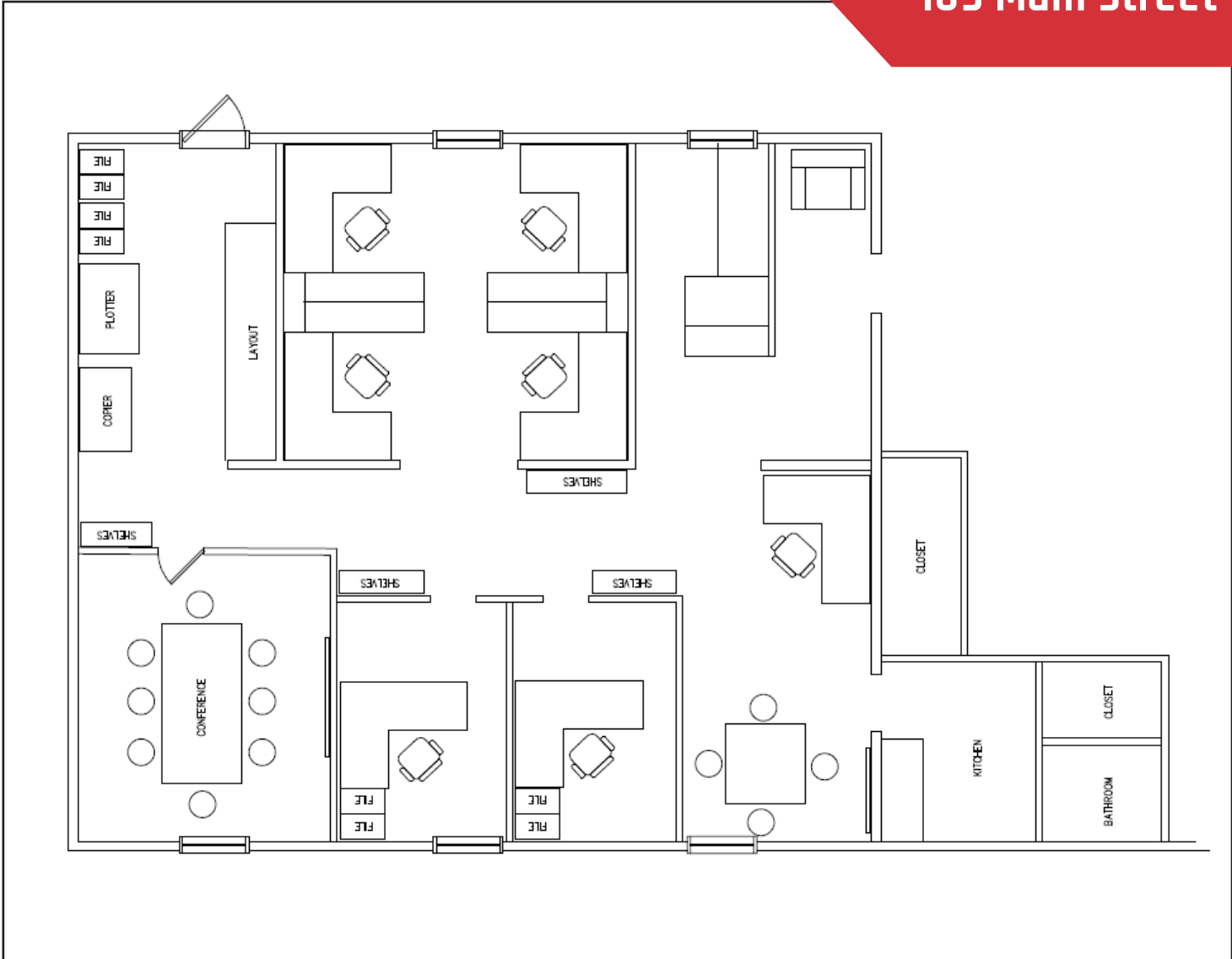
- *1,500± SF second-floor office suite*
- *Open-concept layout with built-in, removable, workstations*
- *Private conference room, kitchenette, and restroom*
- *Ample on-site parking*
- *Two highly visible signage locations*
- *Exceptional Yarmouth Village location just off Route One*
- *Easy access to I-295 and surrounding communities*



Property Overview

Owner	189 Main Street Associates, LLC
Building Size	6,039± SF
Available Space	Suite B: 1,500± SF, 2nd Floor. Open meeting space with private office, restroom and kitchenette in suite
Lot Size	0.50± acres
Zoning	CD-4 / Village District
Assessor's Reference	Map 38, Lot 170
Year Built	1870
Building Construction	3-story wood frame
Roof	Gable, architectural asphalt shingles
Utilities	Public sewer, water, electricity, telephone
HVAC	FHA (propane)
Bathrooms	In unit
Accessibility	Excellent access and visibility off Main Street
Parking	In common

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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.