

For Lease  
Office/Retail Building

2,676± SF



## Former Bank Branch/Retail & Office Opportunity

223 US Route One  
Falmouth, Maine

### Property Highlights

- Excellent visibility and access
- Ample parking on-site (30± spaces)
- Traffic count of 13,060 vehicles per day
- New programmable thermostats
- New LED lighting throughout



### Property Description

We are pleased to offer a 2,676± SF two story office building for lease on US Route One. The former bank branch is comprised of multiple offices, conference room, copy room, kitchenette, and large central waiting area. The property offers a 364± SF operable covered drive-thru.

#### Broker Contact

Sam LeGeyt

Tom Moulton, CCIM, SIOR

Katie Allen, Esq.

[www.dunhamgroup.com](http://www.dunhamgroup.com)

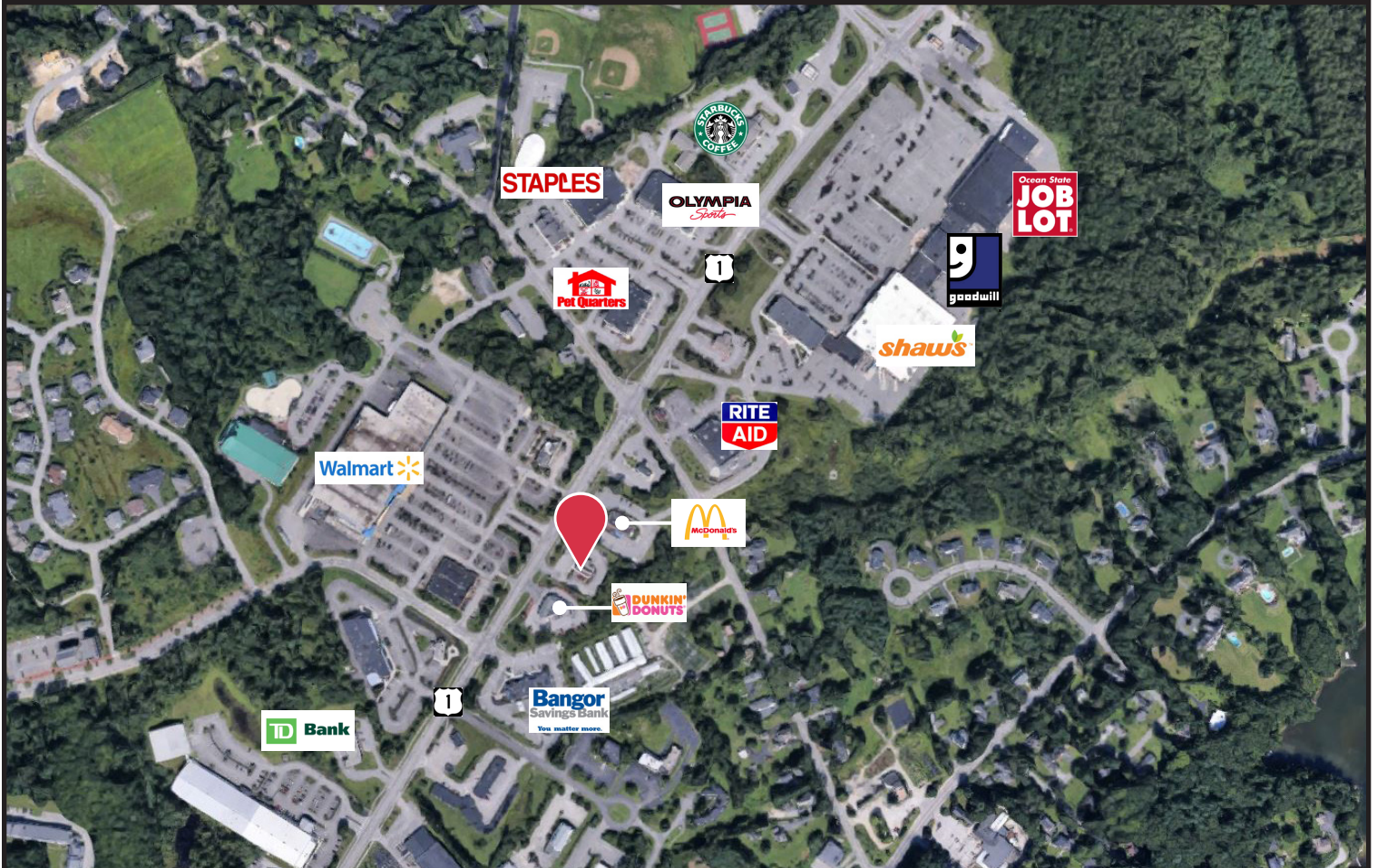
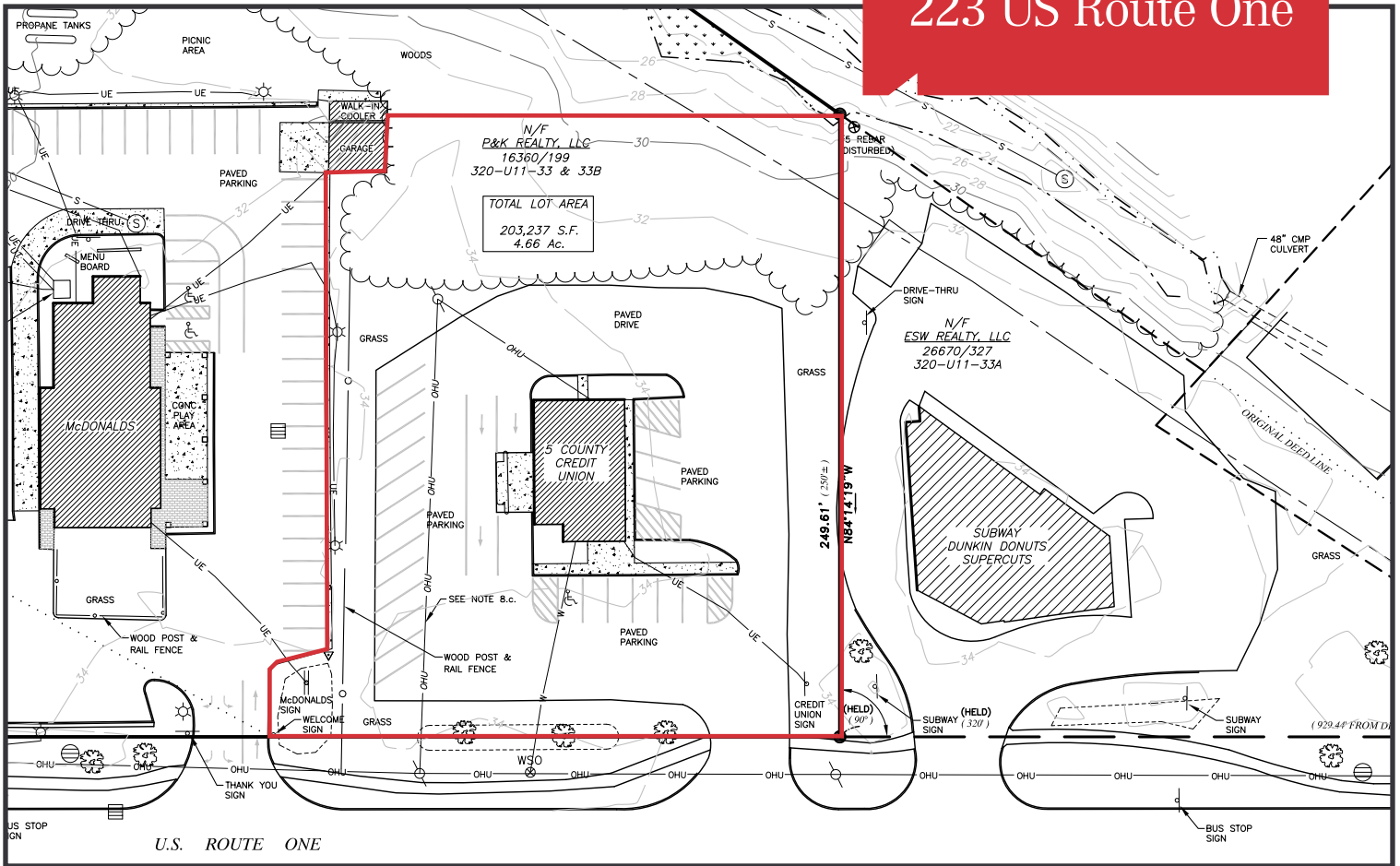
## Property Overview

Owner	P&K Realty LLC
Building Size	2,676± SF plus an additional 364± SF covered drive-thru
Assessor's Reference	Map 11, Lot 33-1
Real Estate Taxes	\$14,181.17 (2017-2018)
Zoning	Village Center (VC-1)
Available Space	2,676± SF
Building Age	1985
Construction	Wood frame with vinyl siding
Roof	Asphalt shingles
Electrical	3 phase service
Heat	Natural gas
Utilities	Municipal water and sewer
Parking	30± paved spaces
Road Frontage	200'± on US Route 1
Traffic Count	13,060 vehicle per day (AADT '16)

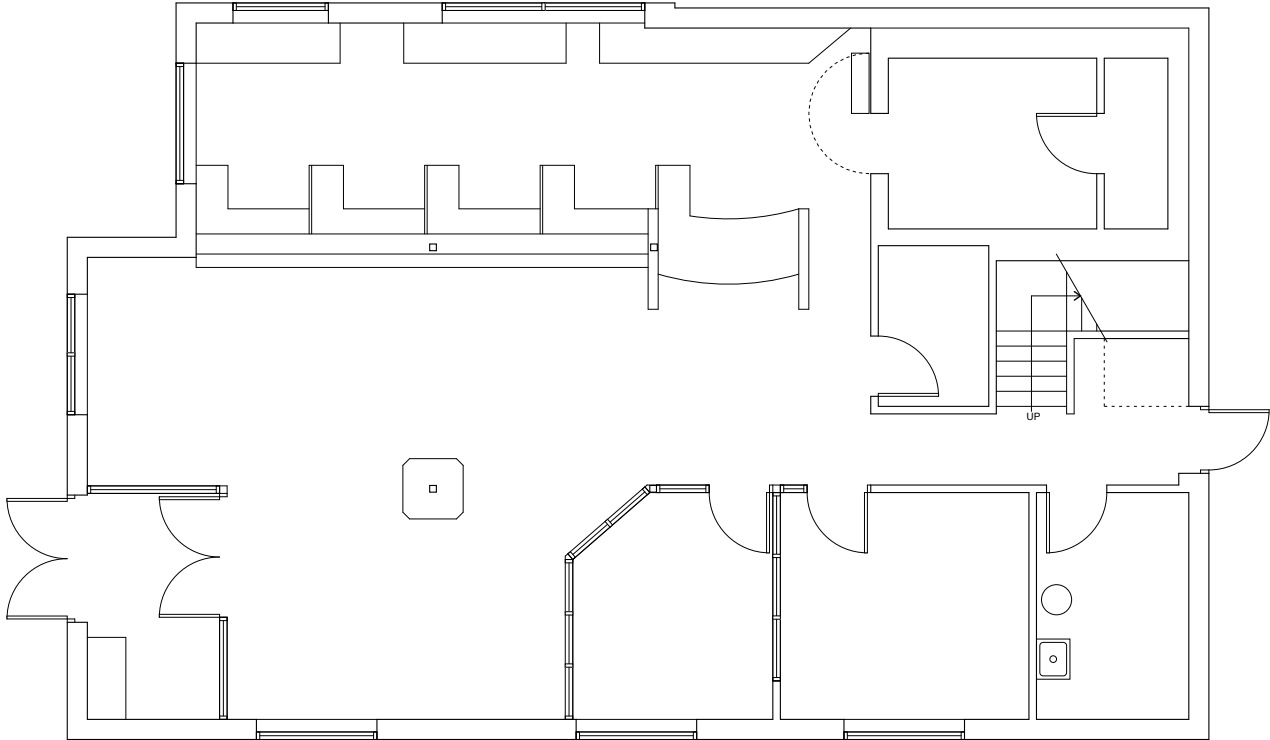
**FOR LEASE : SEE BROKER**



# 223 US Route One



First Floor



Second Floor

