

# FOR LEASE

## Office/Retail Space

2,820± SF | \$16.00/SF NNN



## 256 US Route One, Falmouth

### Property Highlights

- *Excellent Route One signage on existing pylon sign*
- *Ample, on-site parking*
- *Professional managed property*
- *Landlord is willing to renovate suite based on Tenant's needs*
- *Join Casco Bay Eye Care!*



### Property Description

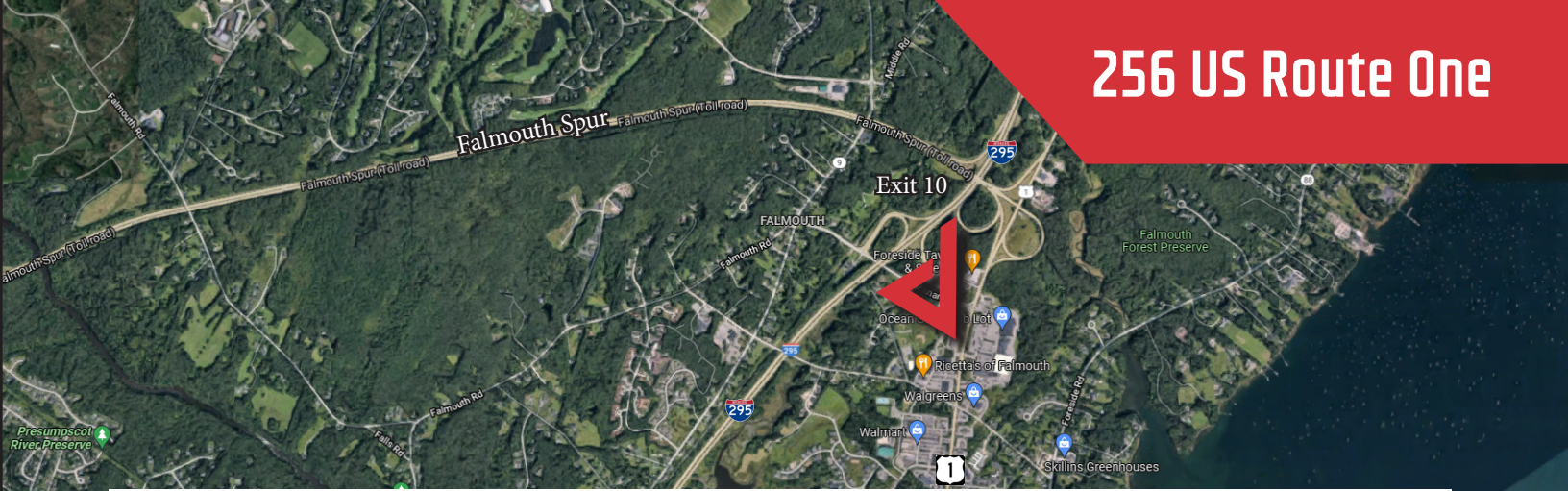
We are pleased to offer 2,820± SF of office/retail space at 256 US Route One in Falmouth. The suite offers an efficient layout for both medical office and quasi-retail uses. The building is a modern commercial building with an abundance of natural light. On site parking and signage on Route One make this a great location in the heart of Falmouth.



### Broker Contact

Tom Moulton CCIM, SIOR  
Katie Allen

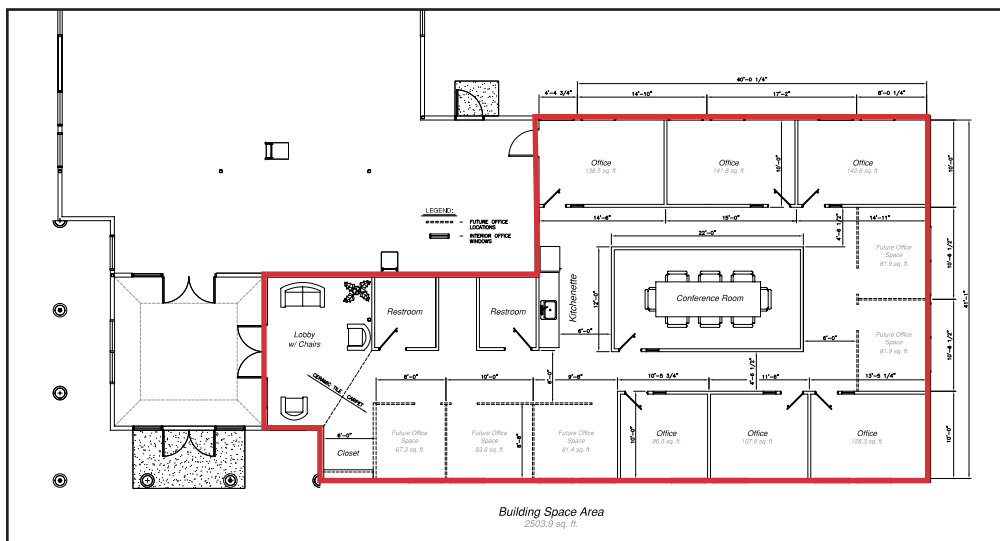
tmoulton@dunhamgroup.com  
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## Property Overview

Owner	J.B. Brown & Sons
Building Size	6,144± SF
Available Space	2,820± SF
Year Built	2007
Assessor's Reference	Map 58, Lot 6
Zoning	Village Central
Floors	Carpet & Tile
HVAC	Gas-fired forced hot air/Central AC
Utilities	Public water & sewer
Restrooms	Two (2) exclusive use restrooms
Parking	Ample, on-site

**FOR LEASE: \$16.00/SF NNN - Estimated NNN's: \$9.00/SF**



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.