

400 US Route One

Falmouth, ME 04105

Property Highlights

- · Recently updated office space
- Ample parking, free on-site
- Prime location on US Route One



Property Description

We are pleased to offer for sublease these two recently updated office suites. The spaces (2,300 & 4,300 SF) are adjacent and can be rented separately or in total (6,600 SF). Each suite has direct exterior access, so there are no common areas. The sublease is available through 2/28/23, see broker for details on a possible direct lease. Furniture may be included.

Broker Contact

Justin Lamontagne, CCIM, SIOR 207.773.7100 justin@dunhamgroup.com

Property Overview

Owner/Landlord	Connectivity Point (Sublandlord) / Athena Properties (Landlord)
Assessor's Reference	Map U62, Lot 3
Zoning	BP - Business and Professional
Building Size	21,734± SF
Available Space	2,300 - 6,600± SF
Available	Immediately
Space Breakdown	Mix of private offices, bullpen area, kitchenettes and restrooms in each suite
Building Age	1989
Building Construction	Mix of concrete block/masonry finishes
Roof	Flat, rubber membrane
Flooring	Commercial carpet on slab
HVAC	Central air throughout
Sprinkler System	Yes
Utilities	Public water, sewer - natural gas and CMP electricity
Bathrooms	Four (4), Men's & Women's
Parking	Free, on-site
Sublease	Through 2/28/23 with renewal options
Furniture	Can be included – see broker for details

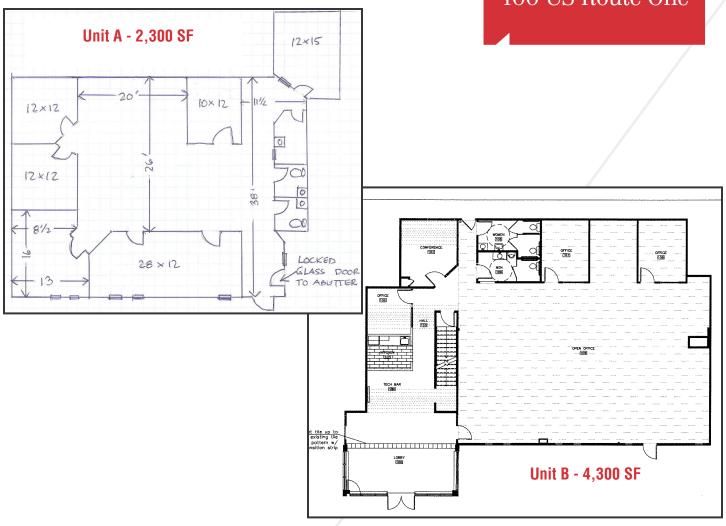
FOR LEASE: \$12.00/SF NNN NNN Expenses: \$4.30/SF

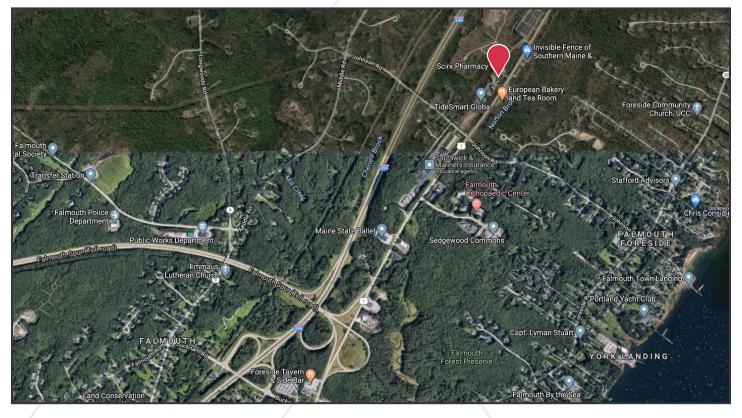






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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.