

For Sublease  
**Office Space**  
2,300 - 6,600± SF



## 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

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## 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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