

FOR SUBLEASE

Office/Retail Space

1,473 - 1,951± SF | \$12.00/SF



541 US Route One, Freeport

Property Highlights

- *First Floor Office/Retail Space*
- *Second Floor Office Space, Fully Furnished*
- *Excellent Freeport location*
- *Easy access to I-295 and surrounding communities*



Property Description

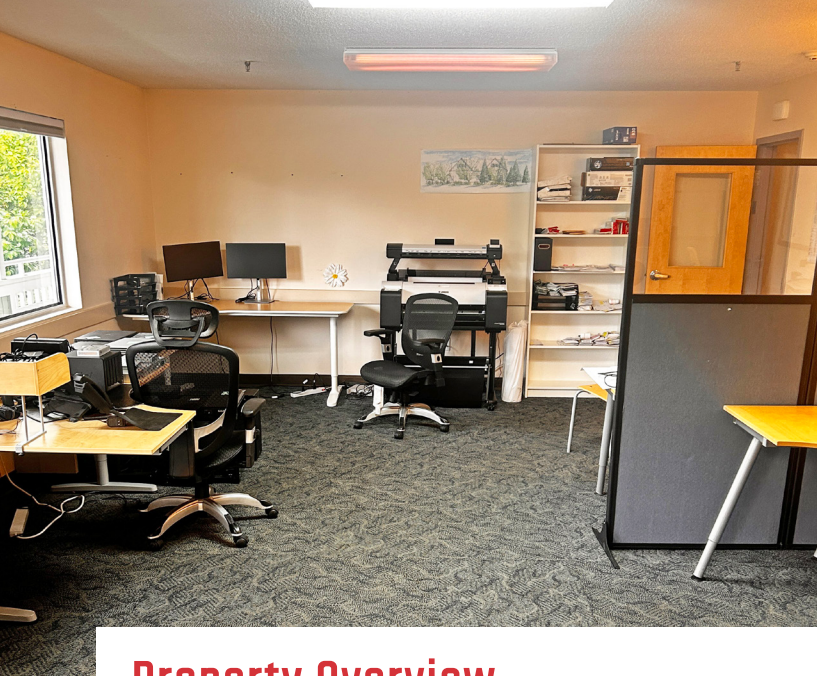
We are pleased to offer two flexible spaces for sublease at one of Freeport's most accessible commercial locations. Suite 11 features 1,473± SF of first-floor retail/flex/office space and Suites 20-22 offer 1,951± SF of second-floor office space, available fully furnished and ready for immediate occupancy. Located along US Route One, the property is one minute from I-295 Exit 20 and surrounded by Freeport's vibrant mix of national retailers, restaurants, hotels, and everyday conveniences - making this an ideal location for businesses seeking both visibility and convenience.

BROKER CONTACT

Bryan Plourde, MAI | bryan@dunhamgroup.com
207.773.7100 | dunhamgroup.com



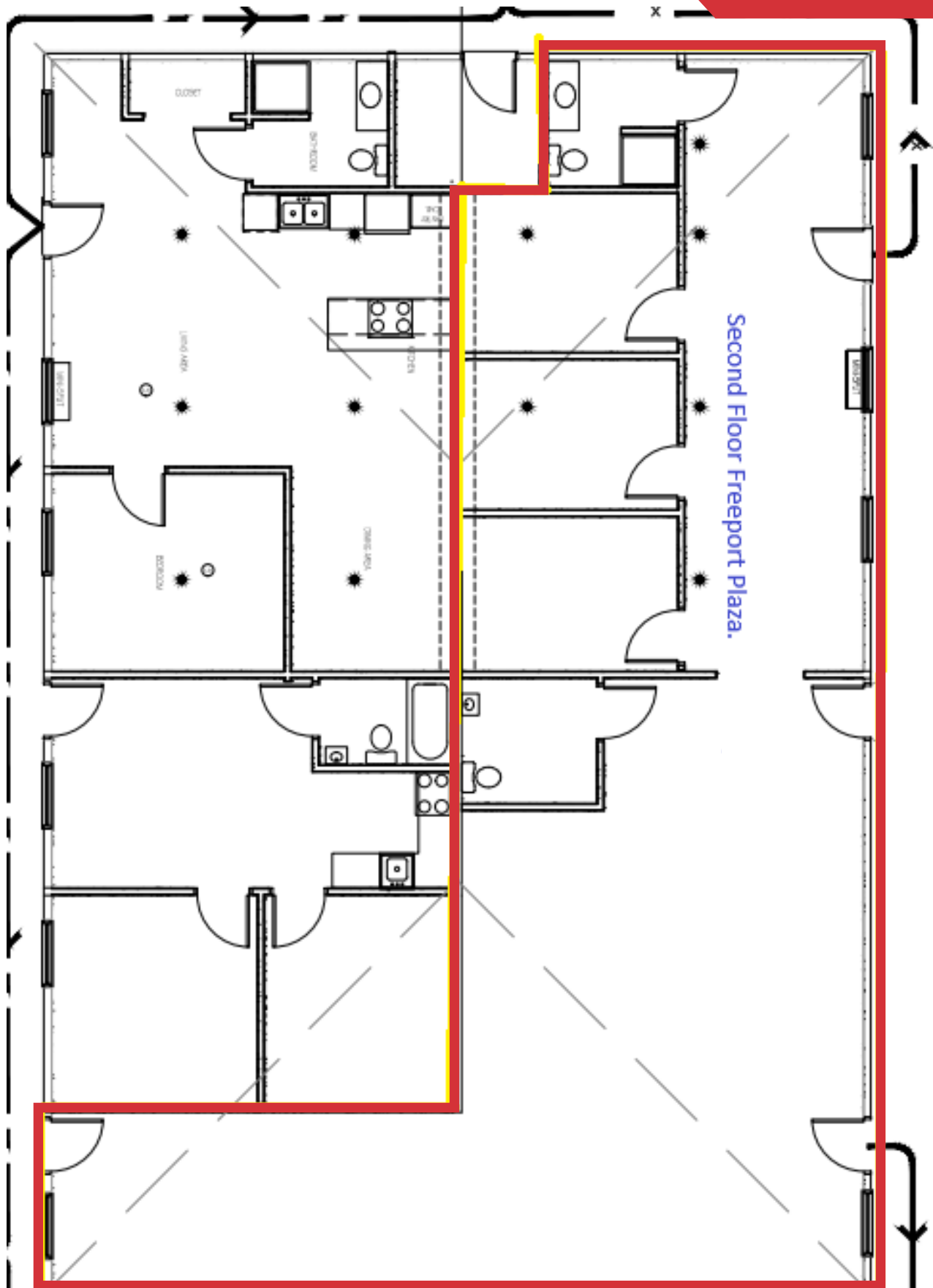
541 US Route One



Property Overview

Sublandlord	Verdantas
Building Size	13,133± SF
Available Space	Suite 11: 1,473± SF first floor retail/flex/office Suite 20-22: 1,951± SF second floor office, fully furnished
Lot Size	1.9± acres
Zoning	Commercial I (C-I)
Assessor's Reference	Map 23, Lot 60-1
Year Built	1986
Building Construction	Wood frame, vinyl siding
Roof	Gable, architectural asphalt shingles
Utilities	Public sewer, water
HVAC	Forced hot air, heat pumps
Bathrooms	Restrooms with shower in 2nd floor unit
Accessibility	Excellent access and visibility, just off I-295
Parking	In common

FOR SUBLEASE: \$12.00/SF NNN





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.