

# FOR LEASE

## Office Space

3,792± SF | \$13.00/SF NNN



## 65 Forest Falls Drive, Yarmouth

### Property Highlights

- 1± mile from I-295, Exit 17
- Efficient layout
- Elevator access
- Incredible natural light



### Property Description

We are pleased to offer for lease 3,792± SF of Class A office space on the 2<sup>nd</sup> floor of 65 Forest Falls Drive in Yarmouth. The Forest Falls office park is a pristine setting and home to a varied mix of professional users including CPA firms, title companies, attorneys, non-profits and more. The available space is the entire 2<sup>nd</sup> floor with elevator access. There is incredible natural light with windows on all sides of the space. With an efficient layout including eight private offices, conference space, reception and open areas, this unit is ideal for any number of users.

#### Broker Contact

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## Property Overview

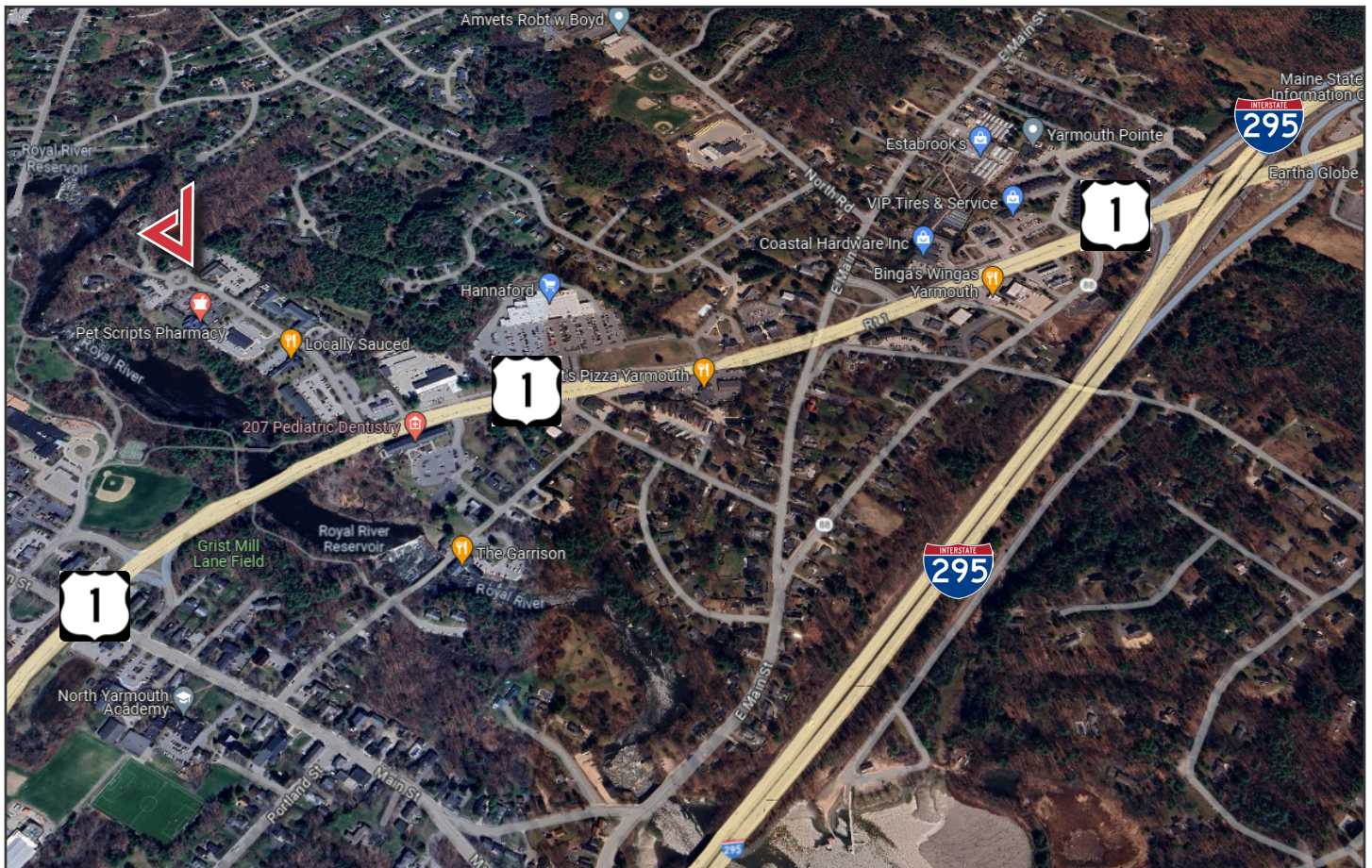
Landlord	Pump Buildings LLC
Building Size	8,280± SF
Available Space	3,792± SF
Space Detail	Entire 2nd floor office space
Available	September 2024
Year Built	2006
HVAC	Propane-fired and electric central HVAC
Sprinkler	Yes, 100% wet system
Flooring	Carpet/tile over wood frame
Utilities	Public water and sewer
Bathrooms	Single, ADA restroom with shower and lockers
Elevator	One (1) Passenger elevator
Parking	4:1,000 SF ratio, on-site
Other Tenants	Cascon ( <a href="http://www.casconpump.com">www.casconpump.com</a> )
Signage	Available on interior directory signage

**FOR LEASE : \$13.00/SF NNN - NNN Expenses : \$7.00/SF**





## 2<sup>nd</sup> Floor Plan



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.