

# FOR LEASE

Office/Medical Office

10,000 SF | \$13.50/SF NNN



## 655 Main Street Saco, ME

- Second-Floor Office/Medical Office Space
- 900' Frontage on Route One
- Proximity to I-195 & I-95
- 5:1,000 SF Parking
- High Visibility & Prominent Signage Potential
- Professionally managed

### BROKER CONTACT

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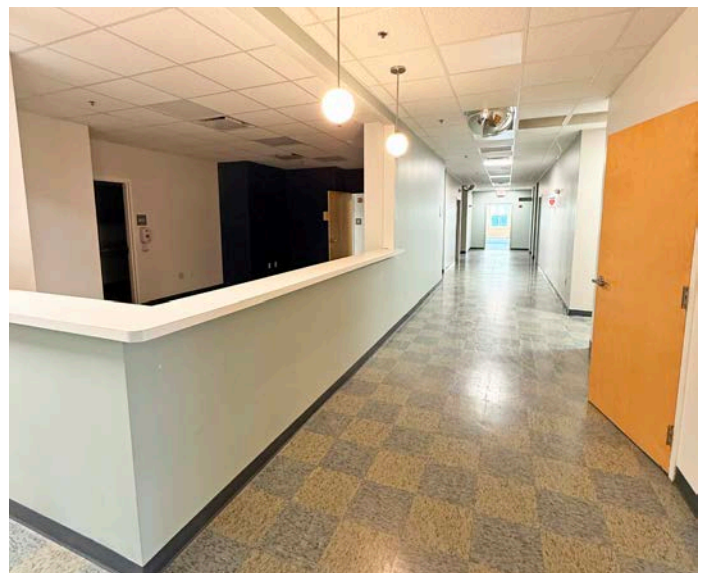
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## Property Description

10,000± SF of second-floor medical and professional office space is available at 655 Main Street in Saco, with an existing exam, procedure and imaging layout already in place. This suite is virtually turn-key with critical medical infrastructure already in place. The building was constructed in 2001 and renovated in 2023. It sits on 19.43± acres with 125± on-site parking spaces, 900'± of frontage on US Route One, and signage at both the road and the building. Easy access to I-195 and I-95 puts patients within reach from Saco, Biddeford and Greater Portland.

The space suits ophthalmology, specialty and primary care, behavioral health and other healthcare practices, as well as professional office users. The property is owned by professional contractors who are prepared to convert the space into traditional office space. Other tenants include Southern Maine Health and Little Pine Tree Early Learning Center. Owners would consider selling the property to a qualified owner/user, contact broker for more info.



## Property Overview

|                 |                                      |
|-----------------|--------------------------------------|
| Owner           | 655 Main Street, LLC                 |
| Available Space | 10,000± SF, second floor             |
| Building Size   | 26,199± SF                           |
| Lot Size        | 19.43± acres                         |
| Year Built      | 2001; renovated in 2023              |
| Construction    | Wood frame                           |
| HVAC            | Central air; propane-fired           |
| Utilities       | Municipal water and sewer            |
| NNN Expenses    | \$7.50/SF                            |
| Electrical      | 3-phase, 280V                        |
| Ceiling Height  | 10'                                  |
| Elevator        | Yes                                  |
| ADA             | Yes                                  |
| Internet        | Fiber and cable available            |
| Parking         | 125± spaces on-site (5 per 1,000 SF) |
| Road Frontage   | 900'± on US Route One                |
| Signage         | Pylon at road and on building        |

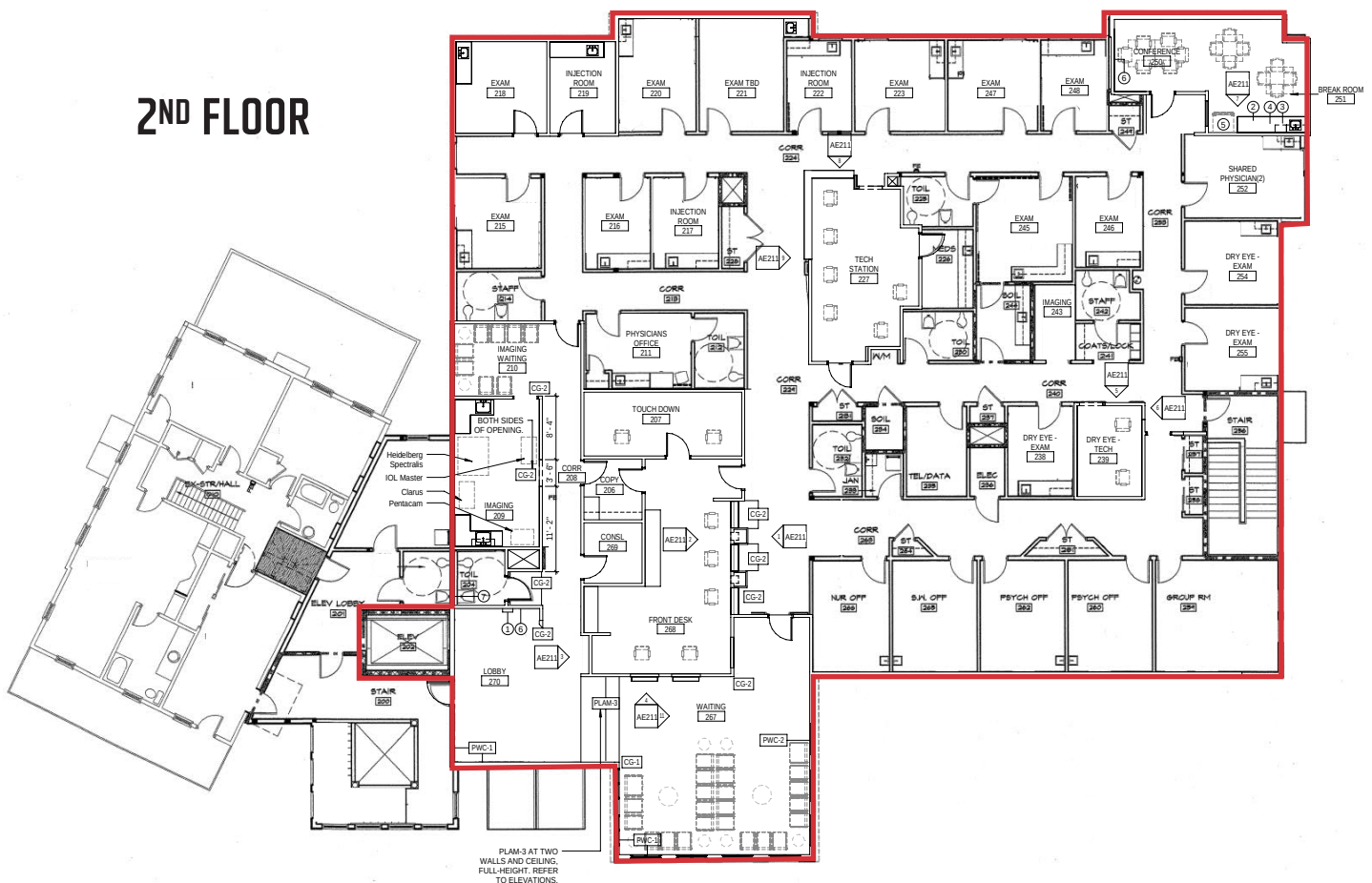
**FOR LEASE : \$13.50/SF NNN**

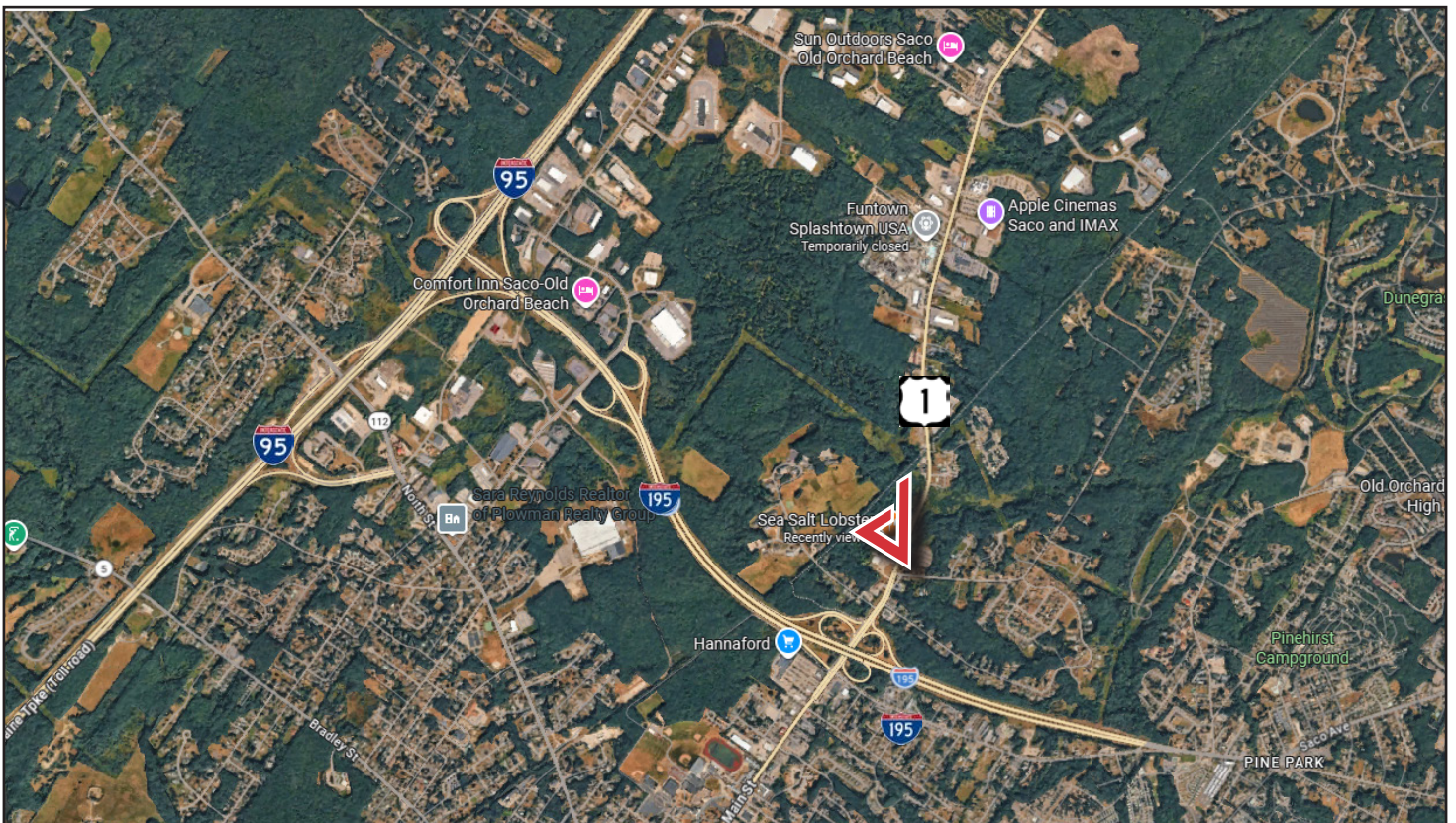
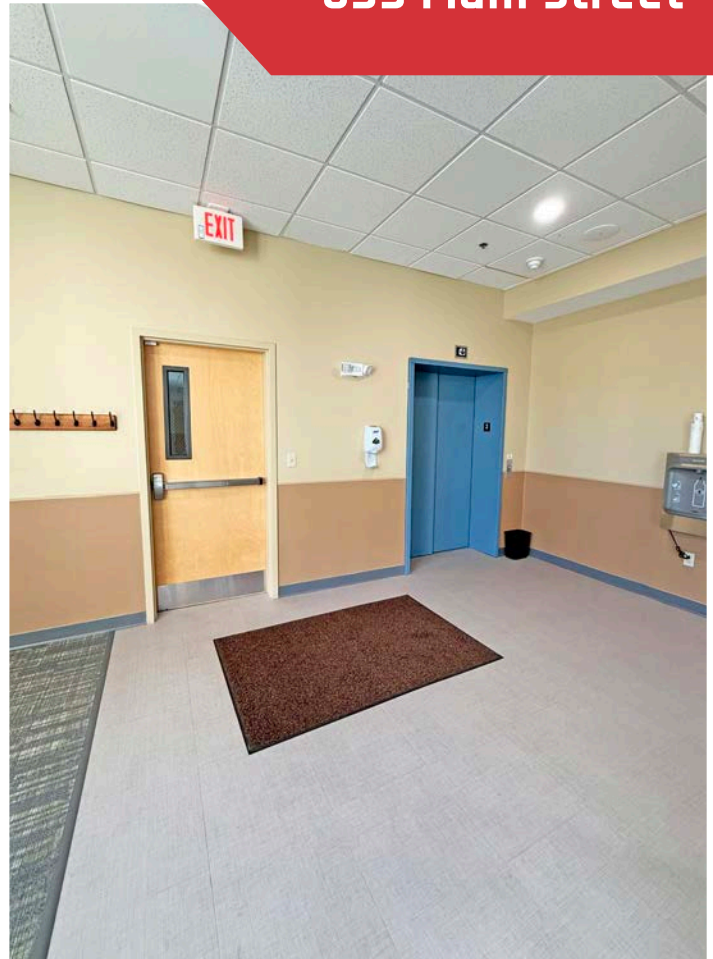
## Layout Description (as-is medical, can be converted to traditional office)

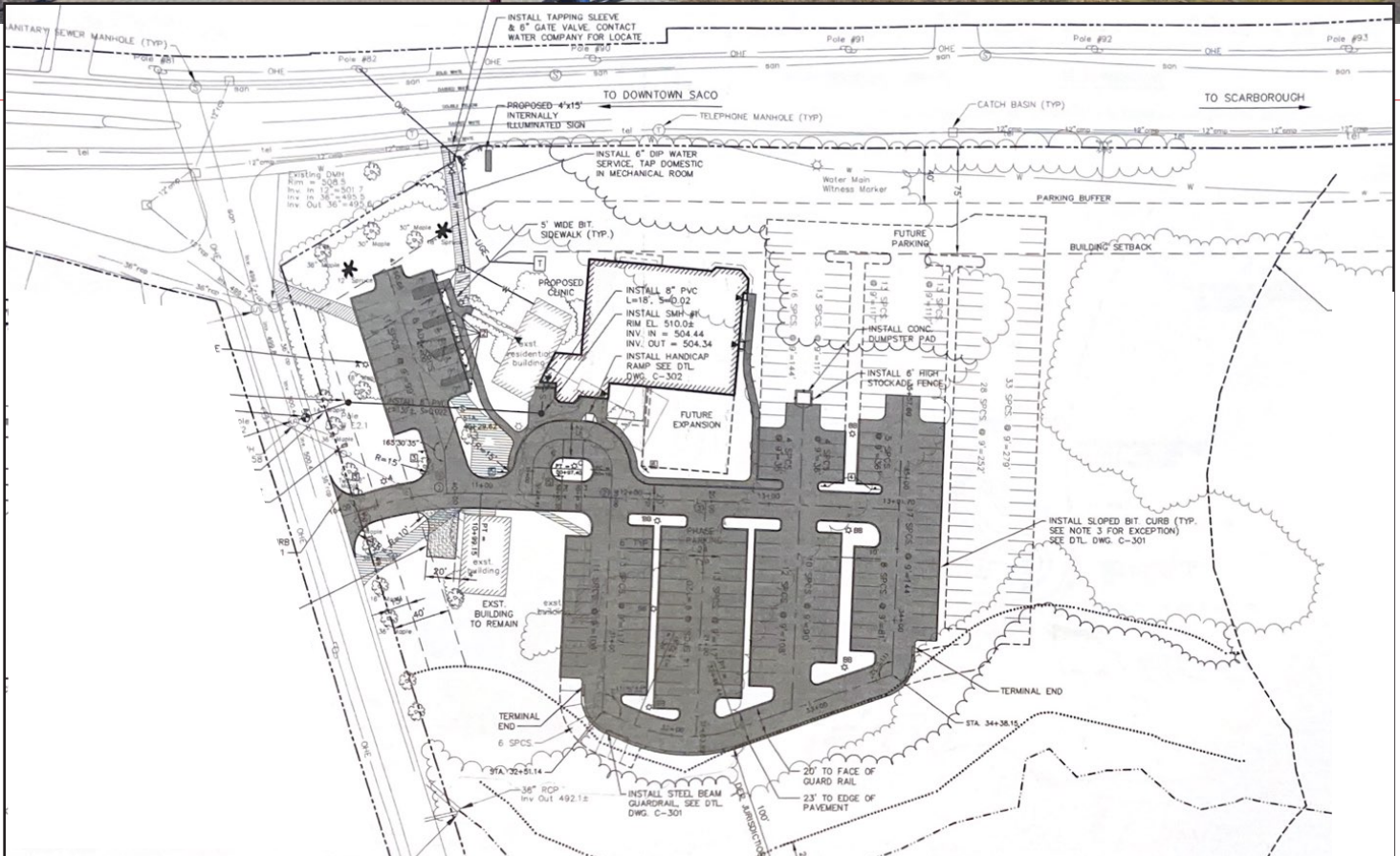
The 2nd floor currently features:

- *Exam rooms:* 10 standard exam rooms, plus dedicated dry-eye exam and tech rooms
- *Procedure space:* three injection rooms
- *Diagnostics:* imaging suite with its own waiting area
- *Clinical support:* tech station, shared physician office and a physicians' office
- *Patient flow:* lobby, front desk, waiting room and consultation room
- *Staff and administrative:* break room, conference room, and offices that suit behavioral health or group sessions
- *Access:* ADA-compliant, elevator and stair access

### 2ND FLOOR







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.