

FOR LEASE

Class A Office Space

1,917 - 7,473± SF | \$15.75/SF NNN



701 US Route One, Yarmouth

Property Highlights

- *Convenient Route One Location*
- *On-site Parking*
- *Handicapped Accessible*



Property Description

We are pleased to offer a 1,917± SF and a 5,556± SF Class A office suite for lease at 701 US Route One in Yarmouth. The spaces are both on the second floor and can be combined for a total of 7,473± SF. The property is conveniently located on US Route One in Yarmouth across from the Hannaford Shopping Center. Spaces can be built to suit based on tenant's specifications.

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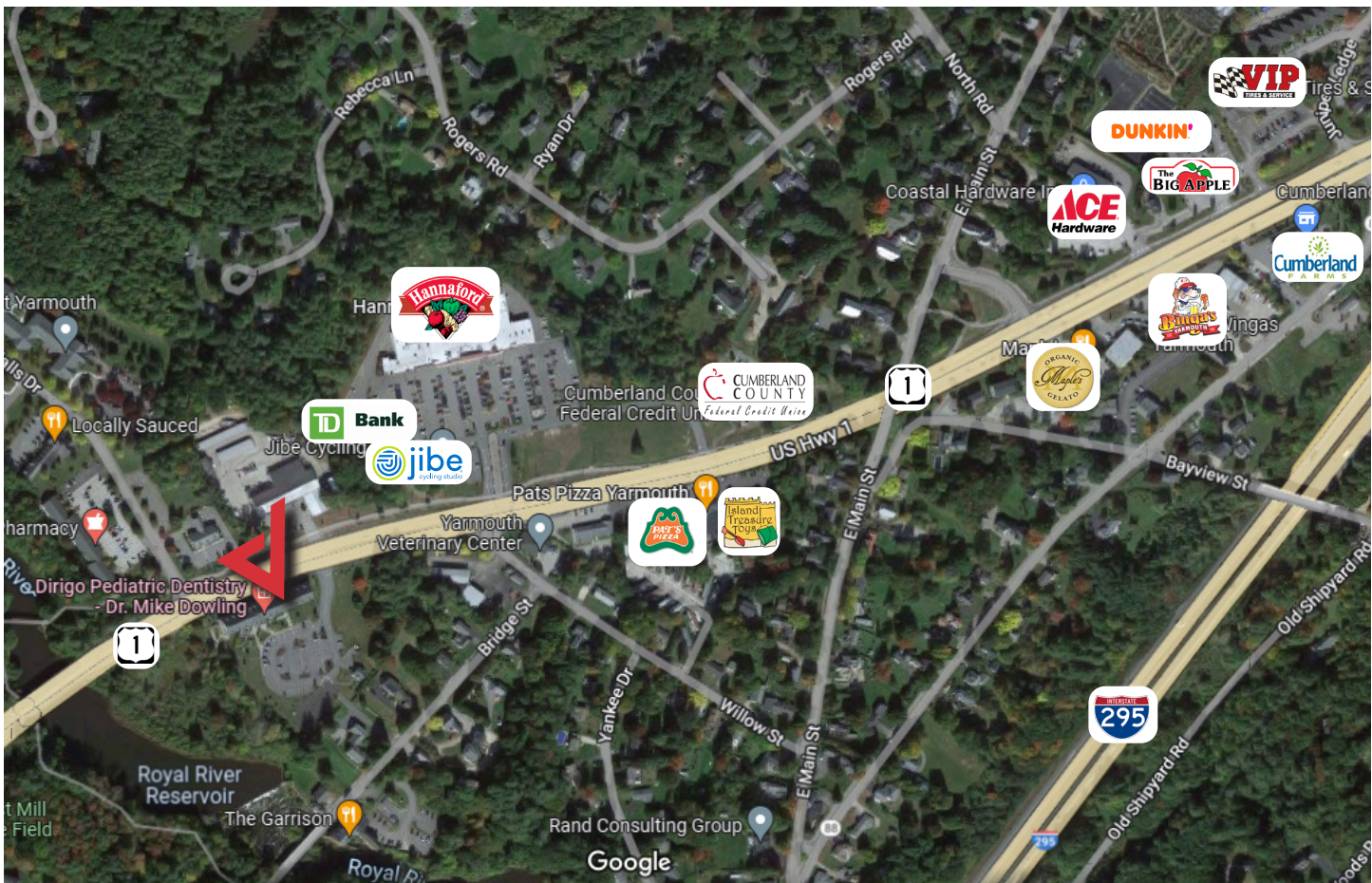
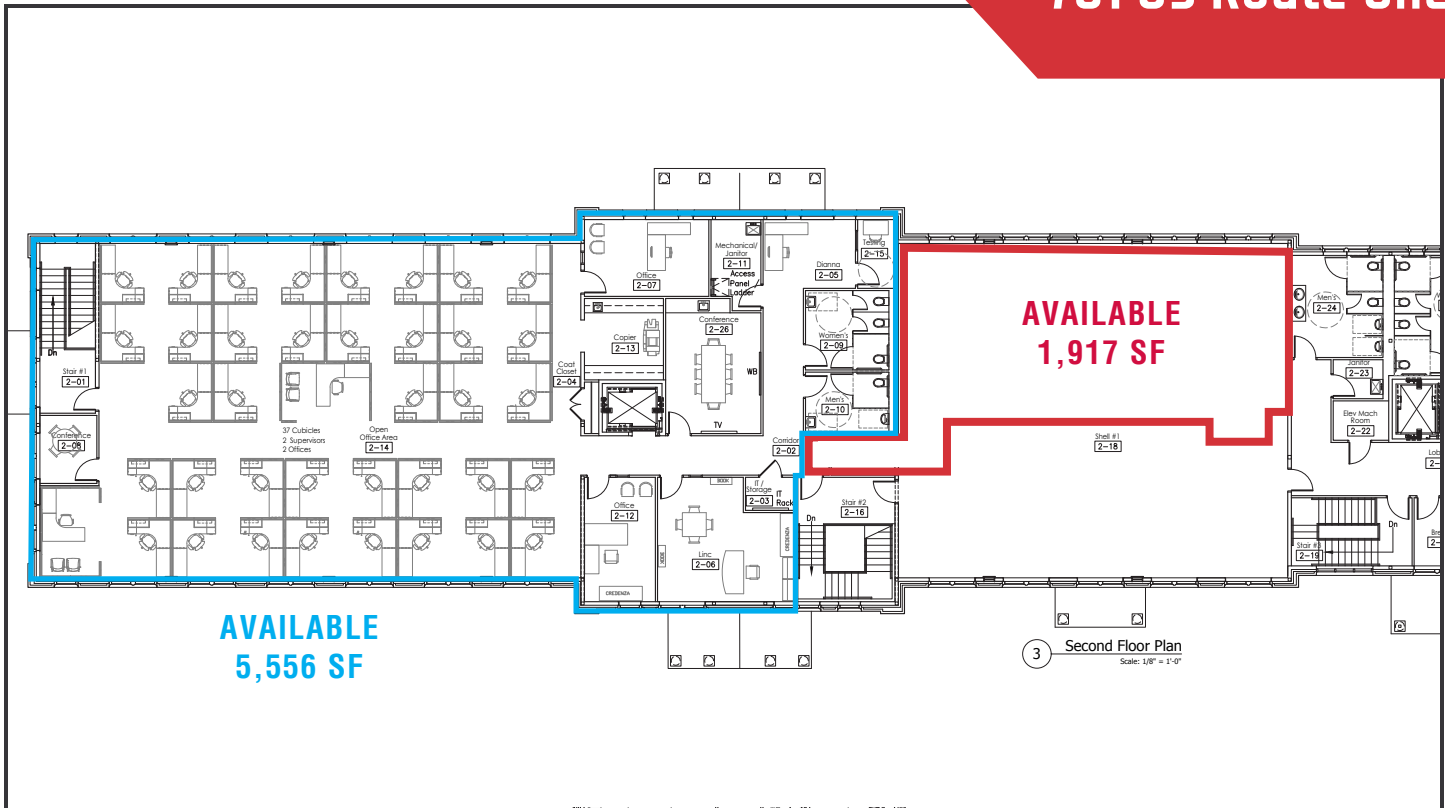


Property Overview

Owner	Patriot Insurance Company
Assessor's Reference	Map 38, Lot 24
Zoning	Commercial District
Building Size	35,000± SF
Lot Size	7.10± acres
Available Space	1,917± SF & 5,556± SF on the second floor (can be combined for 7,473± SF)
Building Age	2017
Layout	Clear span
HVAC	Electric, split systems
Elevators	Two (2) passenger
Handicapped Access	Yes
Traffic Counts	14,700 vehicles per day
Road Frontage	1,056'± on US Route One
Parking	On-site at no additional cost to tenant
Signage	Pylon signage available to tenants

FOR LEASE : \$15.75/SF NNN - Estimated NNN's : \$6.00/SF





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.