

For Lease  
Office Building  
\$16.50/SF NNN



## Multiple Class A Office Suites

701 US Route One  
Yarmouth, Maine

### Property Highlights

- Convenient location
- Class A suites
- On-site parking
- Handicapped accessible



### Property Description

We are pleased to offer up to three Class A office suites for lease in the newly constructed Patriot Insurance building located at 701 US Route One in Yarmouth. The property is conveniently located on US Route One in Yarmouth across from the Hannaford Shopping Center. Suites can be built to suit based on tenant's specifications.

#### Broker Contact

Tom Moulton, CCIM, SIOR

Katie Millett, Esq.

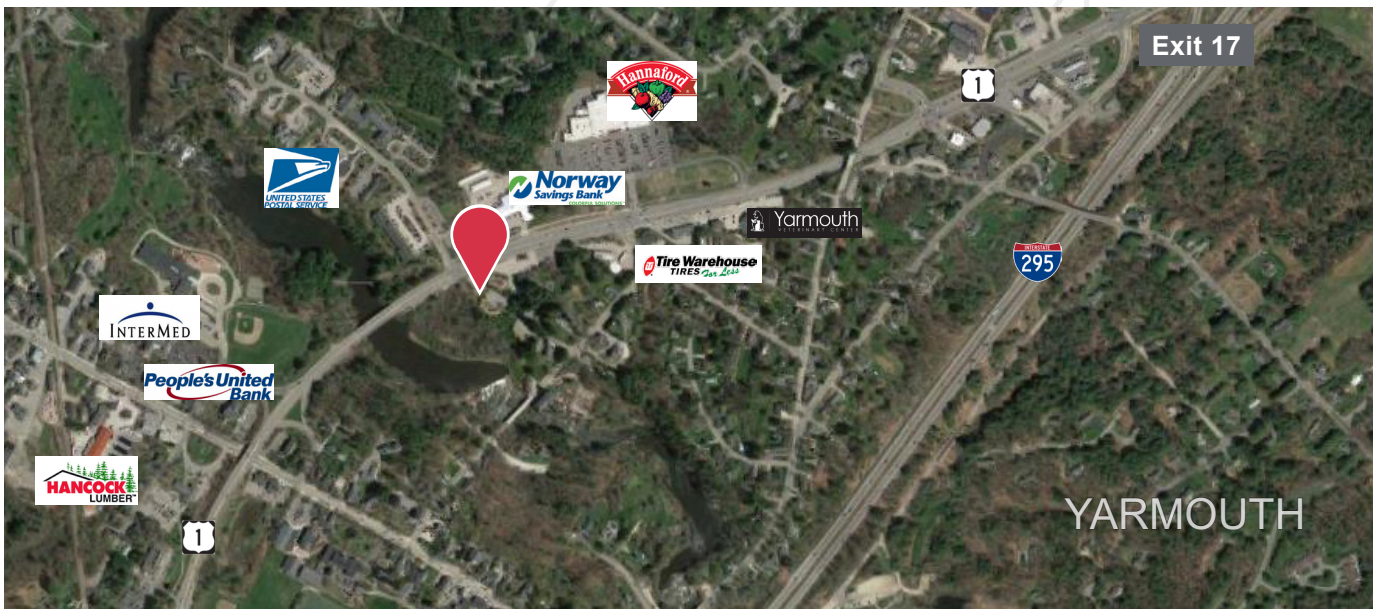
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## Property Overview

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	Suite A - 3,967± SF Suite B - 3,376± 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

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# 701 US ROUTE 1, YARMOUTH FLOOR PLANS

