

FOR LEASE

Medical Office

4,493± SF | \$16.00/SF NNN



710 Main Street, Lewiston

Property Highlights

- *Freestanding medical office building*
- *Ample on-site parking*
- *Excellent Main Street location*
- *Abundance of Natural Light*



Property Description

We are pleased to offer a 4,493± SF medical office suite for lease at 710 Main Street in Lewiston. Located along Main Street/Route 202, the property offers excellent visibility, high traffic counts, abundant parking, and is in close proximity to Central Maine Medical Center and surrounding medical users.

Sam LeGeyt | sam@dunhamgroup.com

Bryan Plourde | bryan@dunhamgroup.com

207.773.7100 | dunhamgroup.com

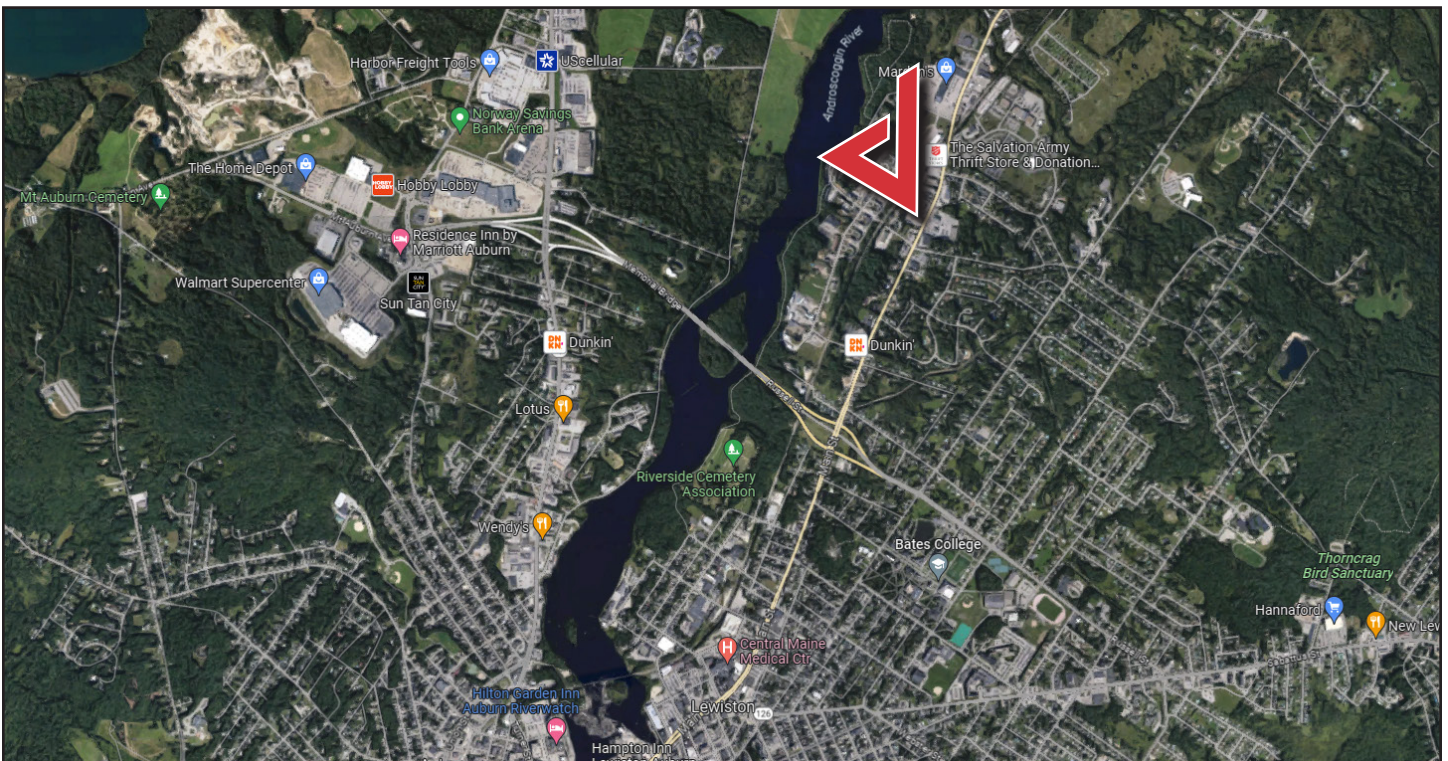
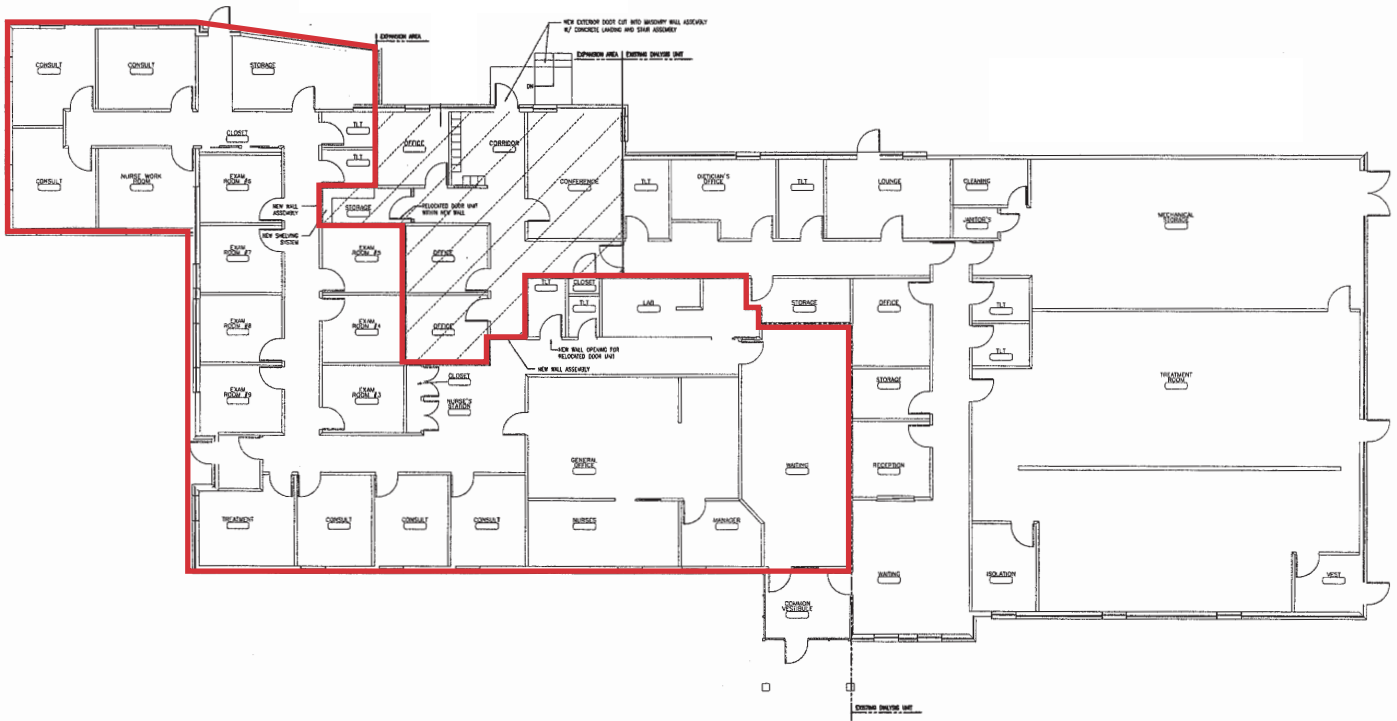


Property Overview

Owner	C&T Medical, LLC
Building Size	10,345± RSF
Lot Size	1.12± acres
Available Space	4,493± SF
No. of Floors	1
Assessor's Reference	Map 170, Lot 24
Deed Reference	Book 7964, Page 299
Zoning	HB - Highway Business District
Year Built	1984, expanded in 1994 and 1998
Building Construction	Good quality masonry construction
Roof	Rubber membrane
Flooring	Mix of carpet, hardwood and vinyl tile
Utilities	Public water, sewer, natural gas, electricity, telephone, internet & cable
HVAC	Individual rooftop gas and electric-fired HVAC units
Electrical	One, 800-amp, one 400-amp, two 200-amp panels w/ 3-phase power
Lighting	Mixture of recessed fluorescent lighting
Sprinkler System	None
Bathrooms	Numerous restrooms throughout
Parking	46 striped parking spaces, including 6 handicap spaces
Accessibility	Good access via single curb cut along Main Street
Traffic Counts	23,510/day (2017 count)
Road Frontage	150'± along Main Street

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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.