

# FOR SUBLEASE

Office Space

2,450± SF | \$14.00/SF NNN



## 81 Bridge Street, Yarmouth

### Property Highlights

- *Walking distance to nearby amenities*
- *Access to Route 1 and I-295*
- *Open floor plan and abundance of natural light*



### Property Description

We are pleased to offer for sublease 2,450± SF of office space at 81 Bridge Street in Yarmouth. Located on the 2nd floor, Suite 301 is a large, open space with one private office, a conference room, kitchen and private bathroom. Situated directly on the Royal River, Sparhawk Mill is within walking distance to the area's many amenities and offers easy access to Route 1 and I-295.



### Broker Contact

Sam LeGeyt

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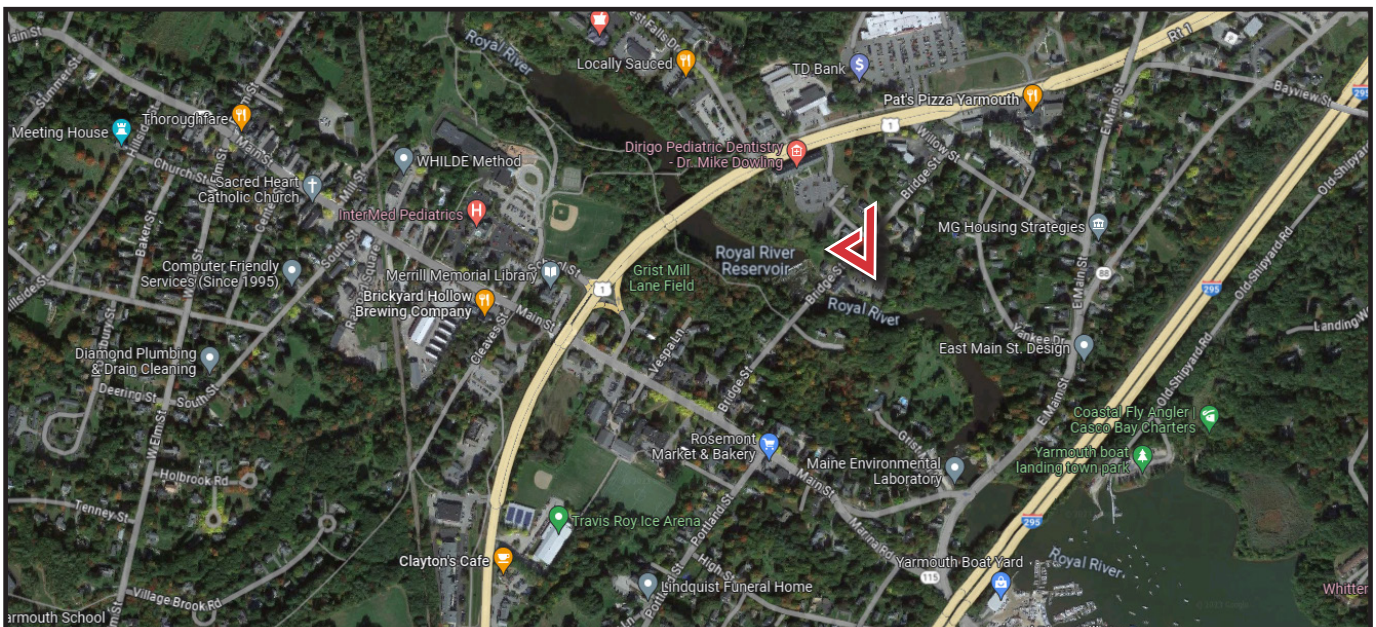
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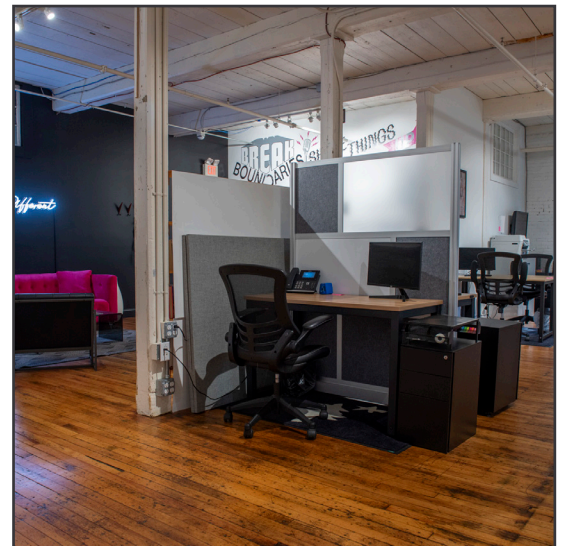
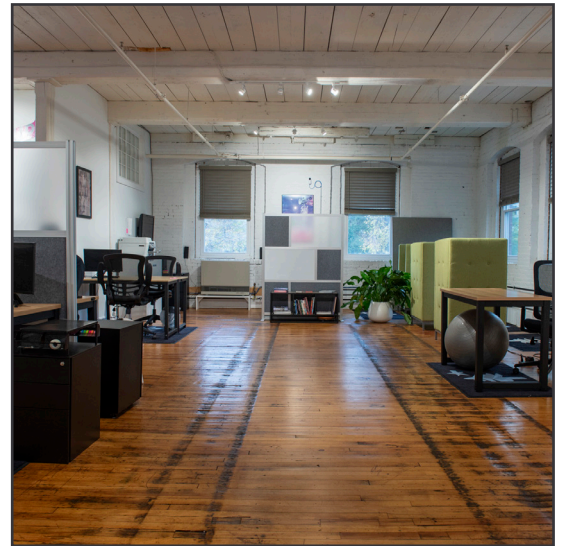
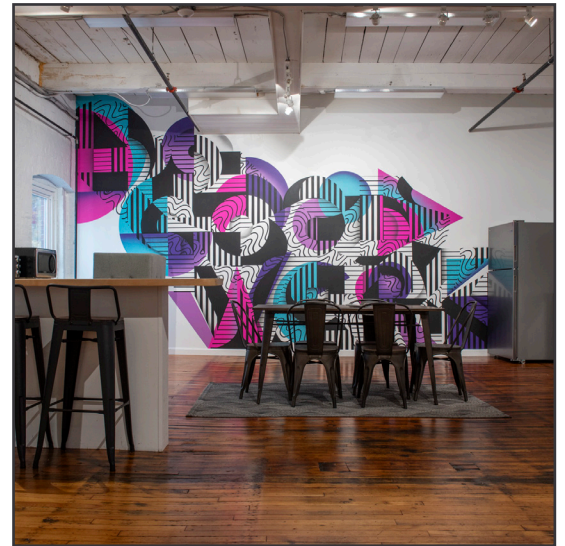
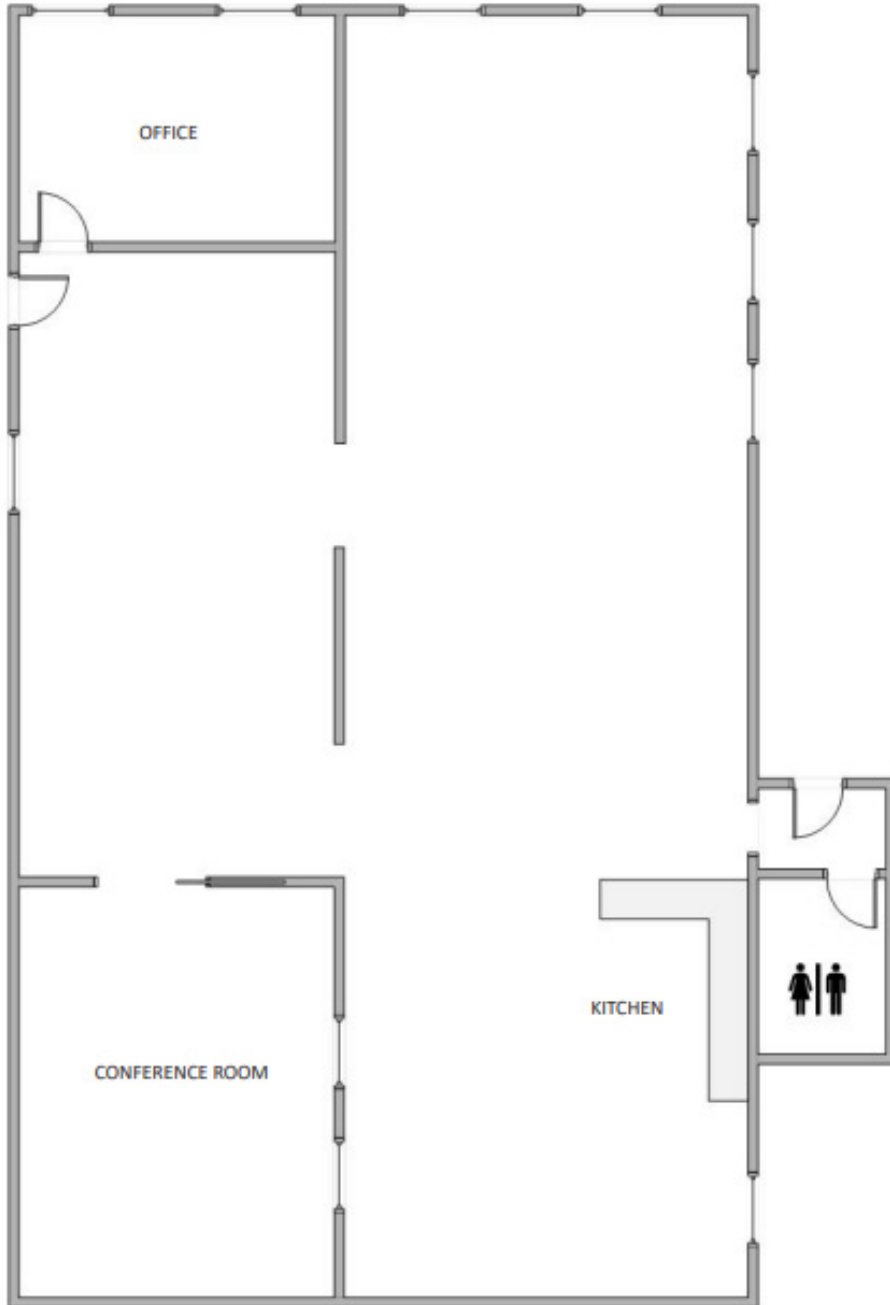
## Property Overview

Owner	Sparhawk Investments, LLC
Building Size	23,958± SF
Available Space	Suite 301 : 2,450± SF
Zoning	GD - General Development with Shorland Overlay
Assessor's Reference	Map 33, Lot 66
Year Built	1857
Utilities	Public water and sewer
Heat	HVAC, natural gas
Bathrooms	One (1), in unit
Parking	50± shared parking spaces
Road Frontage	325± ft.

**FOR LEASE : \$14.00/SF NNN - Estimated NNN's : \$4.42/SF**



Suite 301 Layout & Photos



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.