

**Exceptional Professional/Medical Office Space Available  
Immediately For Lease Close to All Beach Amenities**



**155 Saco Avenue—Old Orchard Beach, Maine**

**Property Highlights**

- Convenient Saco Avenue Location
- Ample On Site Parking
- Great Demographics
- Close Proximity to I-95
- Ideal for Medical/Professional Office Use
- In Revitalized Area of Old Orchard Beach
- Exceptional Accessibility
- Highly Visible Street Pylon Signage

For more information,  
please contact:

Danielle Lape  
Associate Broker  
**KING REAL ESTATE**  
198 Saco Avenue  
Old Orchard Beach,  
Maine 04064



T. 207.934.7622  
F. 207.934.1566  
C. 207.730.2476

Email:

[danielle@kingrealestate.com](mailto:danielle@kingrealestate.com)



Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition

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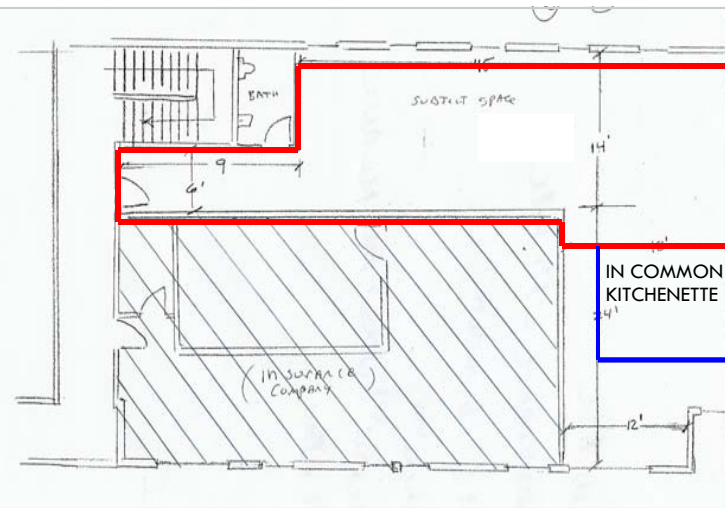
# 155

Saco Avenue offers an excellent opportunity to acquire retail or professional/medical office space in this attractive Old Orchard building just minutes from the pier & downtown Old Orchard Beach. Spaces available include 1,000 sf on 2nd Floor with 3 private offices, shared kitchenette, private unisex bathroom, large bullpen area & reception area. 2,500 sf on 1st Floor includes large reception/admin area, several offices, kitchenette, ADA access, & private bathrooms in shared environment. Ample on site parking provided along with excellent signage on heavily traveled Saco Avenue just before signalized intersection with unsurpassed visibility &

**Property Details**

<b>Property Address:</b>	155 Saco Avenue Old Orchard Beach, Maine
<b>Owner:</b>	New Heritage Builders, Inc.
<b>Building Size:</b>	5,000+/- sf (one of three)
<b>No. of Stories:</b>	Two (2) (finished basement space as well)
<b>ADA:</b>	ADA access and bathroom in first floor unit
<b>Acreage:</b>	.26+/- acres (total parcel is 1.5+/- acres for entire site)
<b>Construction:</b>	Wood frame
<b>Age of Building:</b>	1989
<b>Parking:</b>	Ample on site parking
<b>Signage:</b>	Street pylon, bldg. façade & lobby directory
<b>HVAC:</b>	Central HVAC throughout
<b>Connectivity:</b>	CAT 5 in second floor unit
<b>Zoning:</b>	GB-1 (General Business)

NOTE: Rough sketch. Office layout now includes 3 perimeter offices. Shared kitchenette area is shown. Kitchenette has two entrances—both of which can be secured by each tenant using this area.

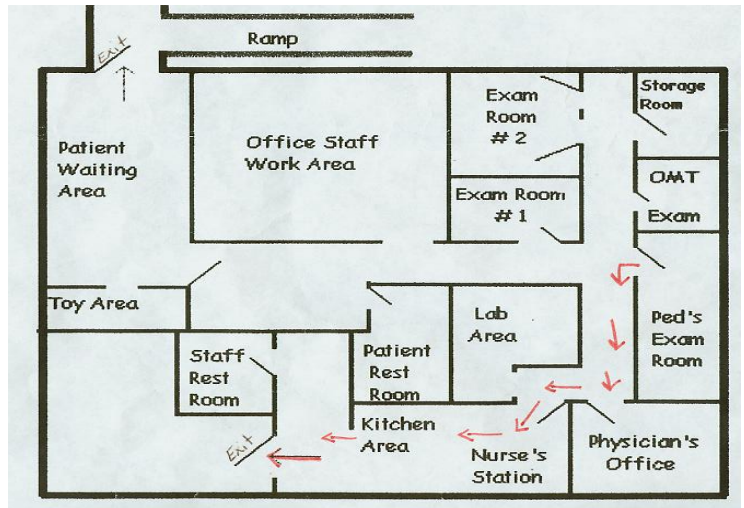
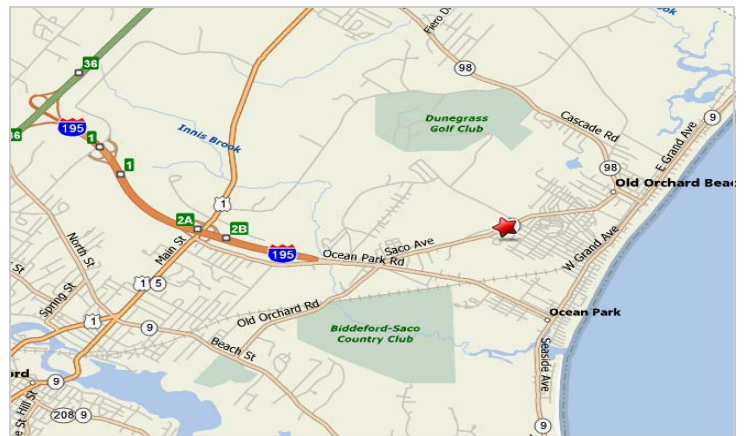


**2nd Floor Office Suite—1,000+/- sf**

**Lease Details**

<b>Available:</b>	Second Floor: 1,000+/- sf—includes 3 offices, bullpen & reception areas, unisex bathroom & in common kitchenette with adjacent tenant. First Floor: 200-2,500+/- sf—includes large admin & reception area, several offices, kitchenette and private bathrooms. ADA accessible. Individual small offices of 200+ sf available.
<b>Lease Rate:</b>	\$ 12.00/sf Modified Gross

**Map**



**1st Floor Medical/Office/Retail Suite—2,500+/- sf**