

Casco Bay Professional Office Park



367 US Route One—Falmouth, Maine

Property Highlights

- Convenient Route One Location
- Space Can Be Built-to-Suit
- Ideal for Medical/Professional/Retail/Spa Space
- Exceptional Accessibility
- Ample On Site Free Parking
- Close Proximity to Both I-295 & I-95
- Mature Landscaping
- Highly Visible Street Pylon Signage
- Join Wonderful Existing Tenant Mix

For more information,
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Commercial & Residential Real Estate Sales—Leasing—Development—Investment—Acquisition

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Casco Bay Professional Park located at 367 US Route One consists of two (2) attractive three (3) story suburban professional/medical office buildings located just minutes from the Falmouth exit of I-295 and from the I-95 Connector. Mature landscaping surrounds the property along with ample on site paved parking for clients and employees. *Available for immediate occupancy!* Currently available spaces are shown below which include a first floor ramped accessed professional/medical office/retail space. All second and third floor spaces are walk up. This property offers a convenient & desirable Falmouth location with excellent highway accessibility, unsurpassed visibility, and close proximity to all of downtown Falmouth area amenities - not to mention just minutes from downtown Portland. Attractive bright & sunny efficient office space in a peaceful environment with ample on site parking make this an excellent option for your business! Join the wonderful tenant mix at Casco Bay Professional Park offering affordable

Property Details

Property Address:	367 US Route One—Falmouth, Maine
Owner:	La Boca Corporation
Building Size:	15,000+/- sf
Acreage:	1.78+/- acres
Age of Buildings:	1983
Construction:	Wood
No. of Floors:	Three (3)
Map/Lot:	Map U59, Lot 9
Book/Page:	Book 15419, Page 128
HVAC:	Central AC & gas fired heat system
Parking:	Ample on site in common parking
Water & Sewer:	Public

Lease Details

Lease Rate:	\$ 12.00/sf NNN—Tenant pays utilities
NNN Charges:	Estimated at \$1.40/sf including plowing, trash, carpet cleaning, water, sewer & grounds.

Available Space Details

Available Space:	North Bldg.: 1st Floor Front: 1,600+/- sf
	North Bldg.: 2nd Floor Front: 350+/- sf
	North Bldg.: 2nd Floor Rear: 500+/- sf
	North Bldg.: 1st Floor Rear: 1,200+/- sf
	South Bldg.: Lower Lev Front: 675+/- sf
	South Bldg.: 3rd Floor Rear: 800+/- sf
	1,875 and 2,100 sf spaces available—see layout narrative below for both options.

Layout: 1,200+/- sf is former day spa with 3-4 massage rooms, reception, & bathroom and can be combined with 675+/- sf space; 1,600+/- sf with 5-6 offices, 2 bathrooms, server room, open bull pen & reception area and can be combined with 500+/- sf space; 350+/- sf space has private bathroom, additional sink with cabinets & skylight style windows. 675+/- sf has 3 offices, reception, bathroom, kitchenette. First floor are ramped entry & second floor are walk-up. 800+/- sf has 2 large offices, storage room, private bathroom and large reception area.

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