

**Ideally Located 2nd Floor ADA Accessible Medical/Professional Office Space in Biddeford Business Park Just Off Route 111**



**7 Pomerleau Street—Biddeford, Maine**

**Property Highlights**

- Easily accessible just off Route 111
- Elevator access and ramped entry
- Open layout with perimeter offices
- Brand new HVAC system & separately metered
- Close to all area amenities
- Across from YMCA and SMMC
- Just minutes to Biddeford Exit of Maine Turnpike
- Ample on site free parking

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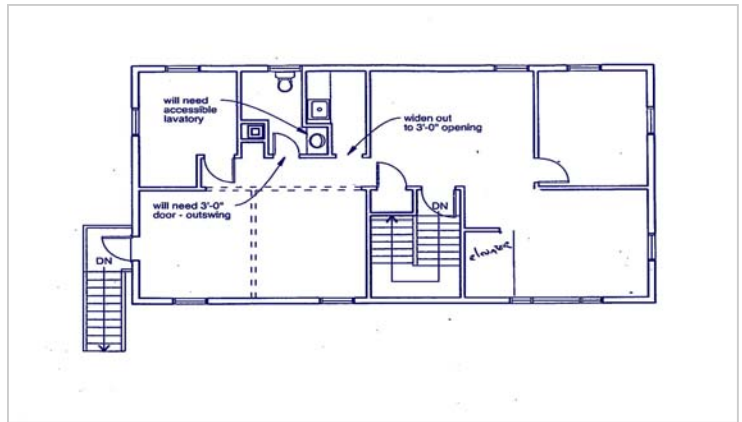
**7** Pomerleau Street is a two story wood frame building offering 2nd floor ADA accessible office space for lease. The office consists of a large reception area with ample sized waiting room, open bullpen area that could be demised to create additional offices, two perimeter offices, unisex bathroom and kitchenette currently being used for a dark room. The space is accessed via an internal stairwell or an elevator which is accessed off the ramped first floor front entrance. The property is located in the Biddeford Business Park which is home to tenants such as Mark Hammond Associates, Inc., Gilman Electrical Supply, Wood Structures, York County Pool, Biddeford Ice Arena, and YMCA. Southern Maine Medical Center is just across the street and the Biddeford Maine Turnpike Exit is just minutes away along with Route One. Accessed off Route 111, this property offers easy accessibility and high visibility with excellent street pylon and building façade signage opportunities. Area businesses include Auto Zone, Smitty’s Cinema Pub, Goodwill, GM Pollack & Sons, Tin Tin Buffet, Amato’s, Shaw’s Supermarket, Wal-Mart, Target, Town Fair Tire and many others.

There is a new separately metered HVAC system for the space and it offers a professional or medical office user with ideal space in a wonderful location. Located on 3+/- acres, there is ample on site parking for employees as well as clientele. Tenant pays for separately metered HVAC and pro rata share of electricity charges as well as NNN expenses for water, sewer, plowing, sanding and real estate taxes. Call or email for a personal tour. Competitive lease rate and turnkey ready.

**Property Details**

<b>Property Address:</b>	7 Pomerleau Street—Biddeford, Maine
<b>Owner:</b>	Eastshore, Inc.
<b>Building Size:</b>	2,124+/- sf
<b>Acreage:</b>	3+/- acres
<b>No. of Stories:</b>	Two (2) - Ramped first floor entry with elevator to second floor space
<b>Construction:</b>	Wood Frame with clapboard siding
<b>Location:</b>	Just off Route 111 and close to highway
<b>Age of Building:</b>	1988—renovated in 1993
<b>Parking:</b>	Ample on site free parking
<b>Signage:</b>	Street pylon, building façade and all entrance doors to demised premises
<b>HVAC:</b>	Propane fired HVAC—separately metered

**Floor Plan**



**Aerial**



**Lease Details**

<b>Available Space:</b>	2nd Floor: 1,200+/- sf
<b>Layout:</b>	2nd floor space has elevator access, large reception area, large waiting room, bullpen area (which could be demised for two additional offices), two perimeter offices, private unisex bathroom and kitchenette (currently being used as a dark room).
<b>Lease Rate:</b>	2nd Floor: \$ 10/sf NNN
<b>Tenant Pays:</b>	CAM charges, heat, electric & janitorial
<b>Lease Term:</b>	3-5 years preferred

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