

FOR LEASE

MEDICAL/OFFICE SPACE

45 Forest Falls Dr., Suite 1-A Yarmouth, Maine



PROPERTY:	45 Forest Falls Drive	LOCATION:	45 Forest Falls Dr., Suite 1-A Yarmouth, Maine
AVAILABLE SPACE:	2,400 – 2,600 sf +/-	AVAILABILITY:	Spring 2025
PROPERTY USE:	Professional Medical/ Office Space	ZONING:	CD4-C
RENTAL RATE:	\$18.00/sf NNN	LEASE TERM:	1 – 5 Years

Presented By:

AKERS ASSOCIATES, INC.
408 FORE STREET
PORTLAND, MAINE
207-774-8300

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Property Summary

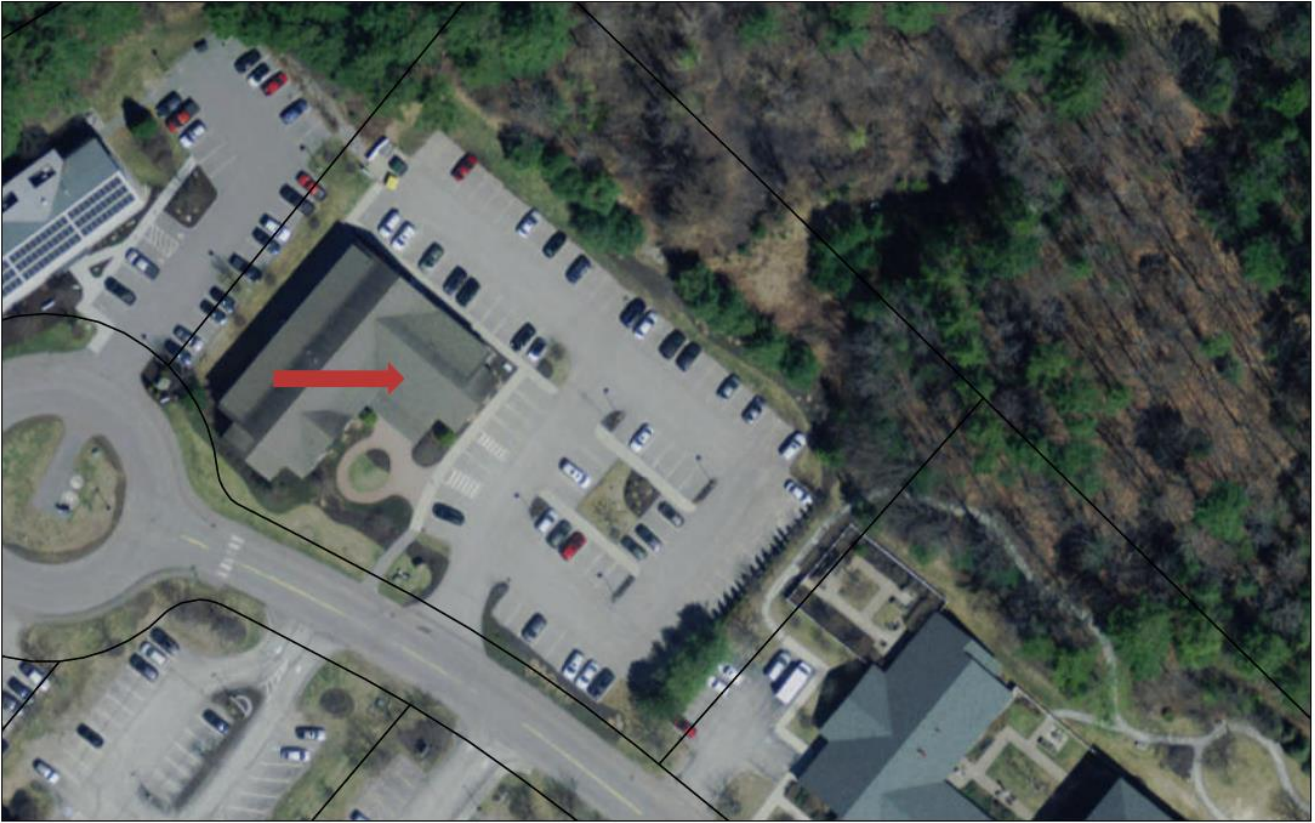
45 Forest Falls Drive, Suite 1-A in Yarmouth, Maine is part of a multi-use professional medical/office condominium building situated off of US Route 1 and Interstate 295 highway. The property is located on 1.6 acres of land with on-site, paved shared parking. The available Class A space is located on the ground floor of the property ideally situated for professional medical/office space. The space consists of large open space, reception and waiting area, oversized kitchenette and 2 private handicapped bathrooms.



ADDRESS:	45 Forest Falls Drive, Suite 1-A, Yarmouth, ME	CONSTRUCTION:	Wood Clapboard
OWNER:	Rocks Edge, LLC	MAP/LOT:	011/001/002/0A1
ZONE DISTRICT:	CD4-C	INTERIOR FINISHES:	Sheetrock Painted Walls, Acoustical Ceilings
SITE SIZE:	1.6 +/- Acres	ROOF:	Shingled - Pitched
PARKING:	Paved - Abundant Shared	UTILITIES:	Public Water & Sewer, Electricity, Propane Gas Heat
HVAC:	Propane & Electricity Separately Metered	HEAT & ELECTRICTY:	Separately Metered, Tenant's Expense
FLOORING:	Wood Laminate & Carpeting	RESTROOMS:	Two Private Handicapped Bathrooms

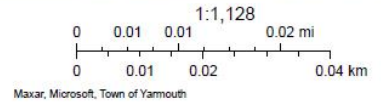
SITE PLAN

Town of Yarmouth Public Map Viewer



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 Parcels



Public User
Town of Yarmouth