

MEDICAL OFFICE FOR LEASE



12 STILLWATER AVE - BANGOR, MAINE

PROPERTY DESCRIPTION Class A masonry office building with a medical office suite available. Space includes generous waiting room, enclosed front office for private check-in/out, lab, 10 exam rooms with water, procedure room and related office space. On building signage and ample parking available.

LOCATION Located adjacent to the intersection of Stillwater Ave. & Broadway. Less than ½ mile from both Northern Light and St. Joseph Hospitals. Centrally located, easily accessible, and highly visible location.

BUILDING SIZE 23,698 +/- sf

SPACE AVAILABLE 7,159 +/- sf (Available August 1, 2026)

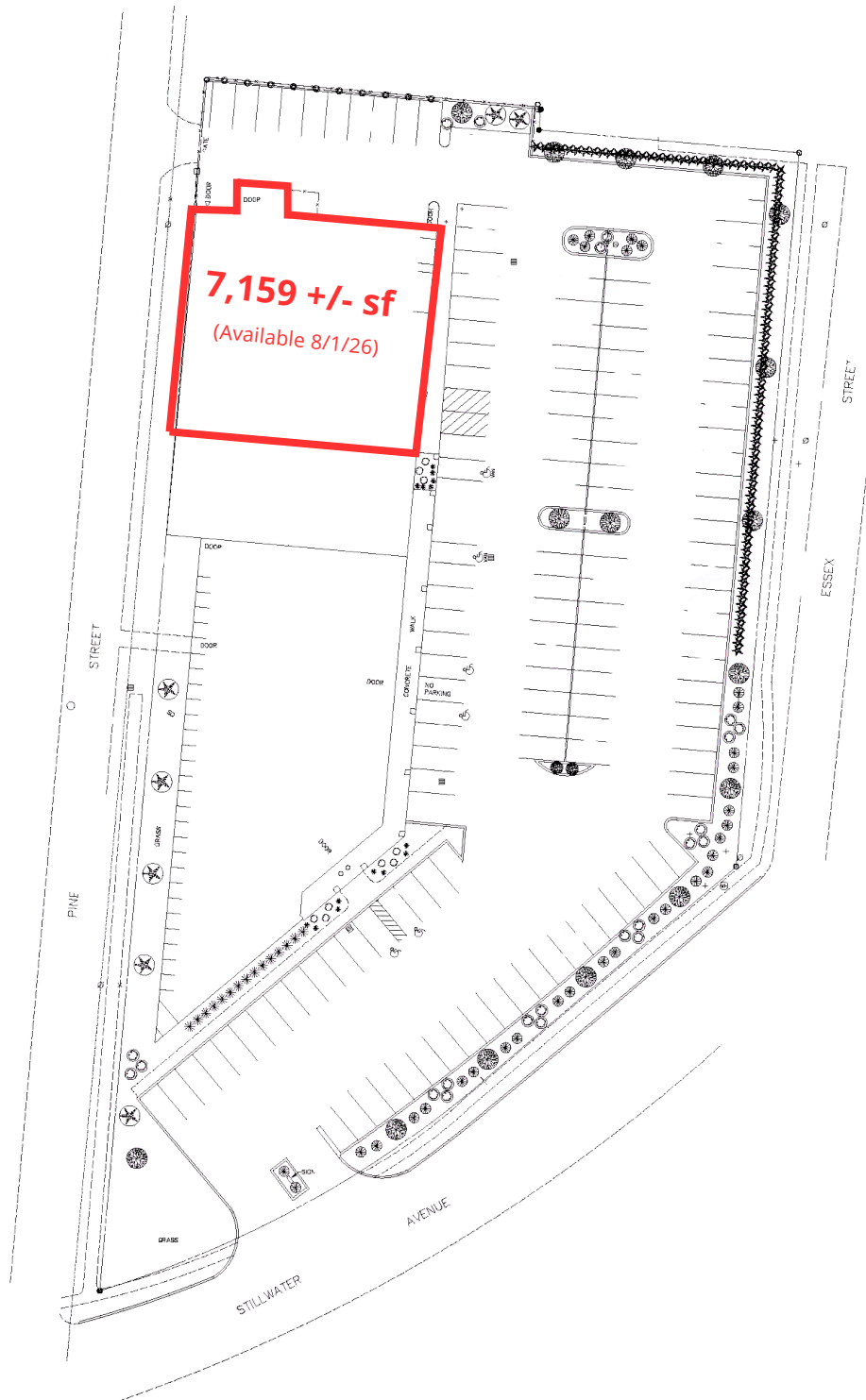
PARKING 144 paved spaces on-site

EXISTING TENANTS Saco Bay Orthopedic & PT, Groundwork Healing, Twin Pines Extractions & Denture, Mann Law Personal Injury Attorneys

ZONING Urban Service District (USD)

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

SPACE AVAILABLE



FOR FURTHER INFO, CONTACT: MOLLY BRIGGS

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