

FOR LEASE | DOWNTOWN OFFICE/RETAIL

265 Main Street | Biddeford, ME



800-2,000± SF OFFICE/RETAIL SPACE

- Centrally located in thriving downtown Biddeford
- Beautiful second floor space with reception, conference room and private offices
- Space can be subdivided
- Join Elements Coffee Roasters, Groups and RE/MAX Realty One!

LEASE RATE: \$13.50-15.00/SF NNN



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PROPERTY SUMMARY

265 Main Street | Biddeford, ME



OWNER: 4A Property LLC

DEED: Book 18473, Page 623

ASSESSOR: Map 38, Lot 139

LOT SIZE: 0.13± AC

BUILDING SIZE: 14,432± SF

AVAILABLE SPACE: 800-2,000± SF

STORIES: Three (3)

YEAR BUILT: 1900

CONSTRUCTION: Masonry

RESTROOMS: One (1) with shower

HVAC: Forced hot water; natural gas

UTILITIES: Municipal water & sewer

ELEVATOR: Yes

SPRINKLER: Yes

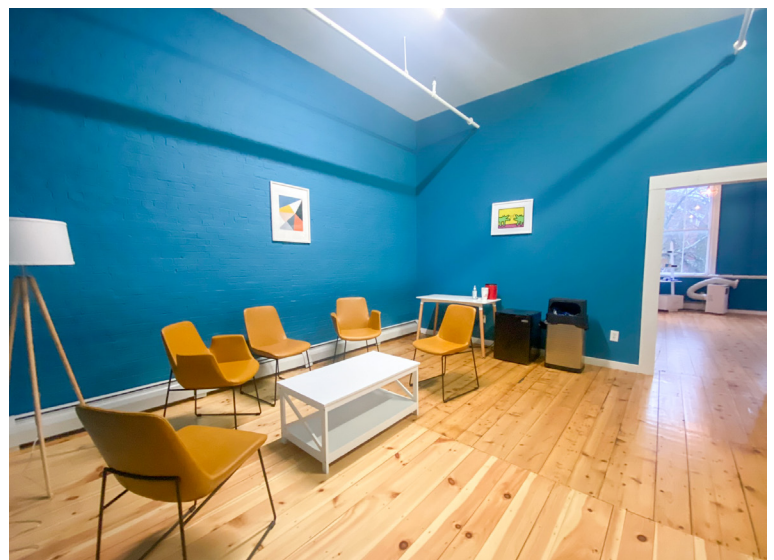
SIGNAGE: On building

PARKING: On street parking

ZONING: MSRD-1

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Tenant is responsible for natural gas bill and electric

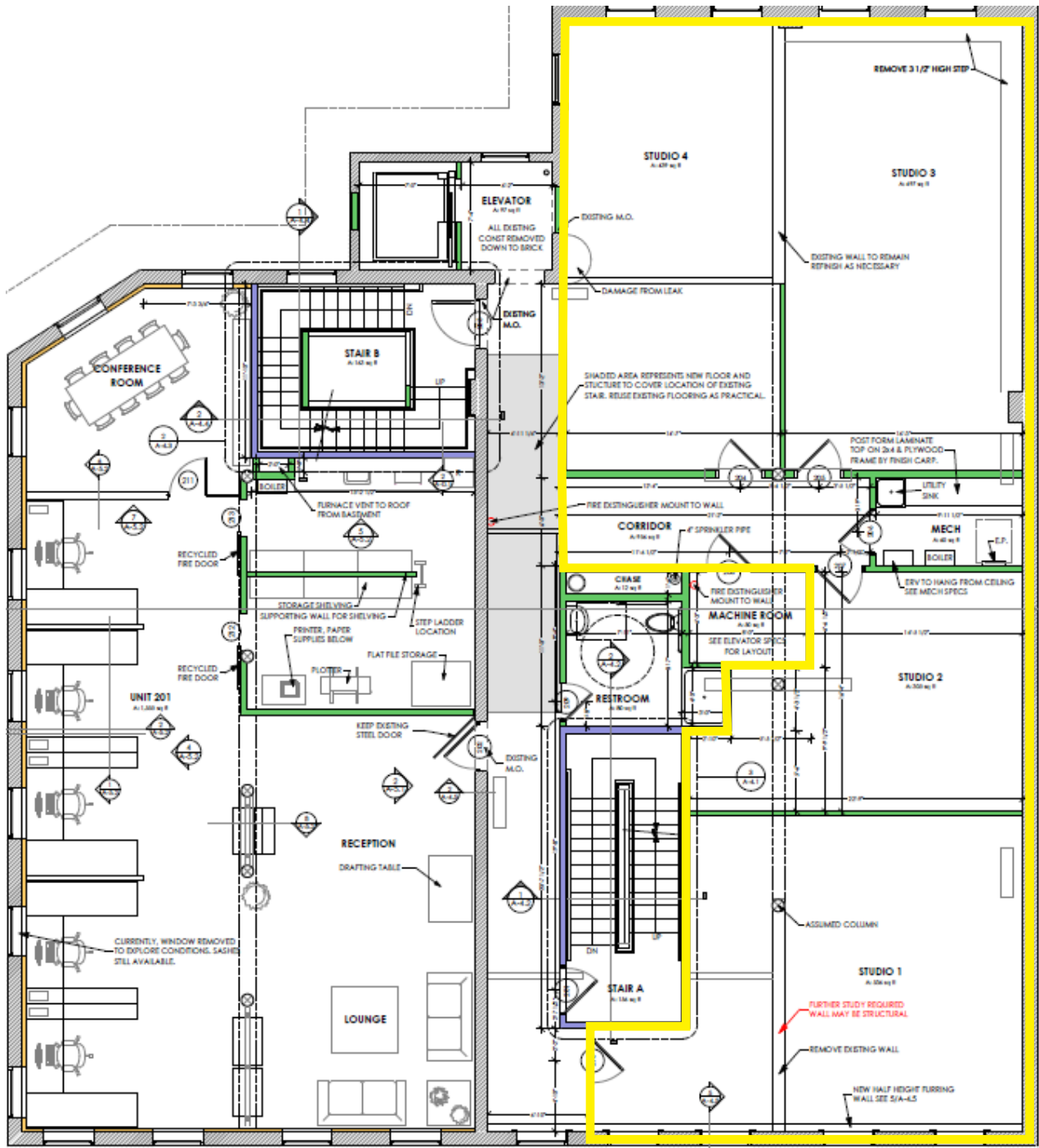


FLOOR PLAN

265 Main Street | Biddeford, ME



AVAILABLE SPACE

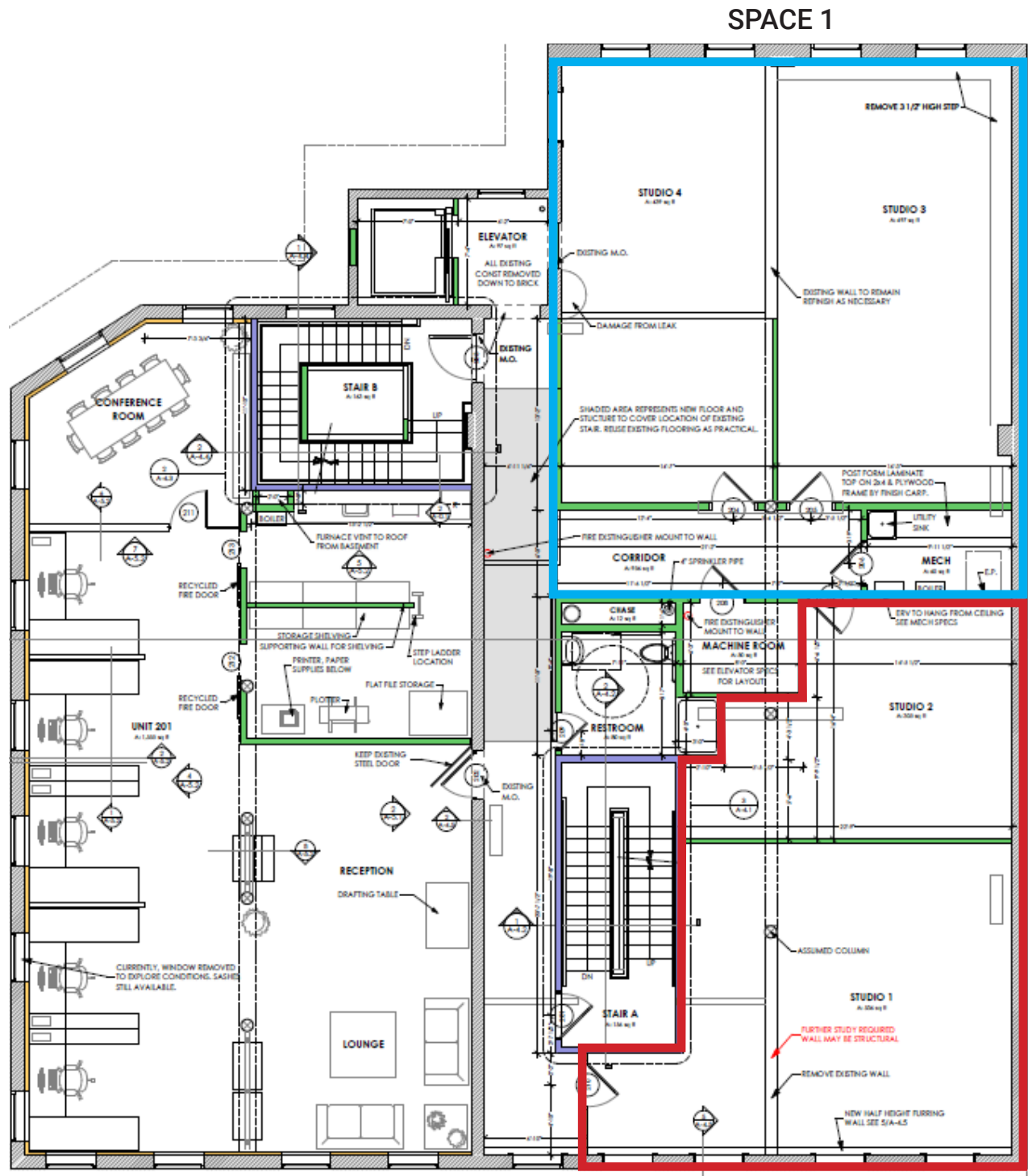


FLOOR PLAN

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FLOOR PLAN IF SPACE IS SUBDIVIDED

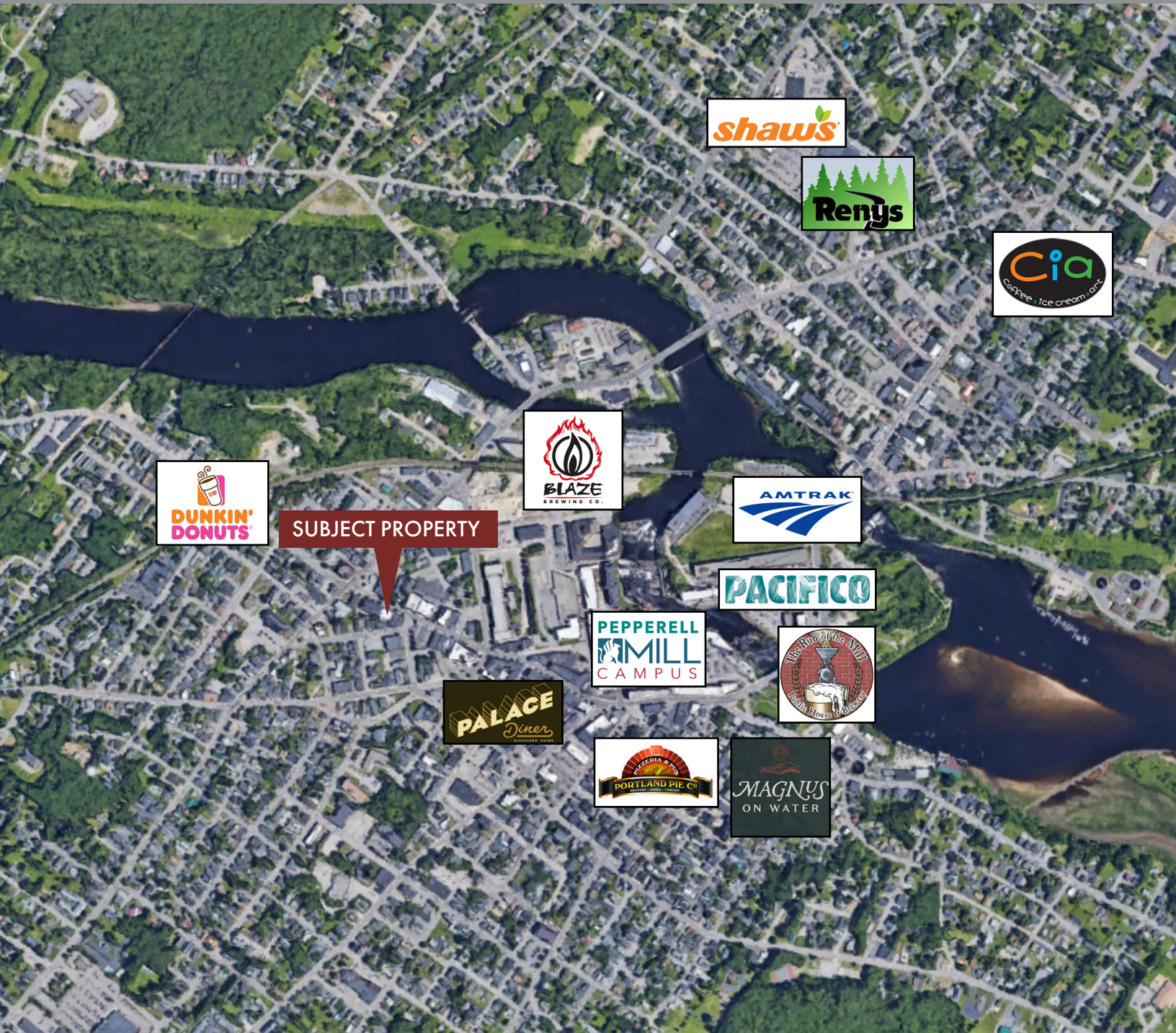


SPACE 1

SPACE 2

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