



For Lease

# Downtown Retail/Offices

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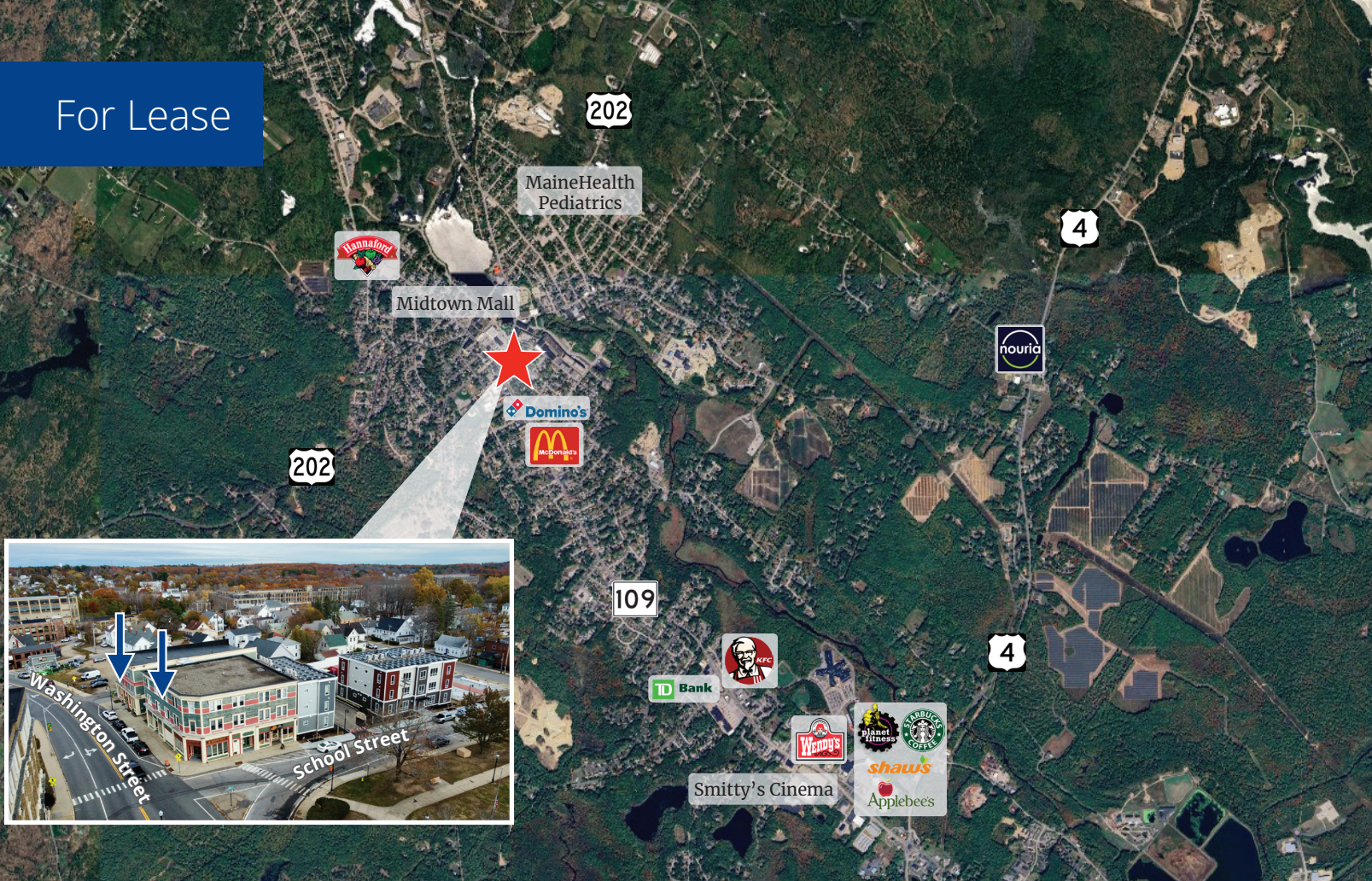
## 13-17 Washington Street Sanford, ME

### Property Highlights

- Highly visible retail/office spaces from 1,717± to 3,434± SF in Sanford's growing commercial district, supported by a strong year-round population, reliable workforce, and expanding residential neighborhoods driving demand for retail and service uses
- Suite 15 is 1,717± SF office space consisting of a reception area, 4 private offices, storage room, restroom, and bullpen area; individual offices available ranging in size from 133± to 243± SF
- Suite 19-23 is 3,434± SF retail storefront consisting of a large open area with 2 entrances, 5 private offices, storage/supply room, a kitchenette, and 2 restrooms; can be demised roughly in half
- The city's focus on small business growth offers new operators a supportive environment and more affordable operating costs than nearby coastal markets

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## Specifications

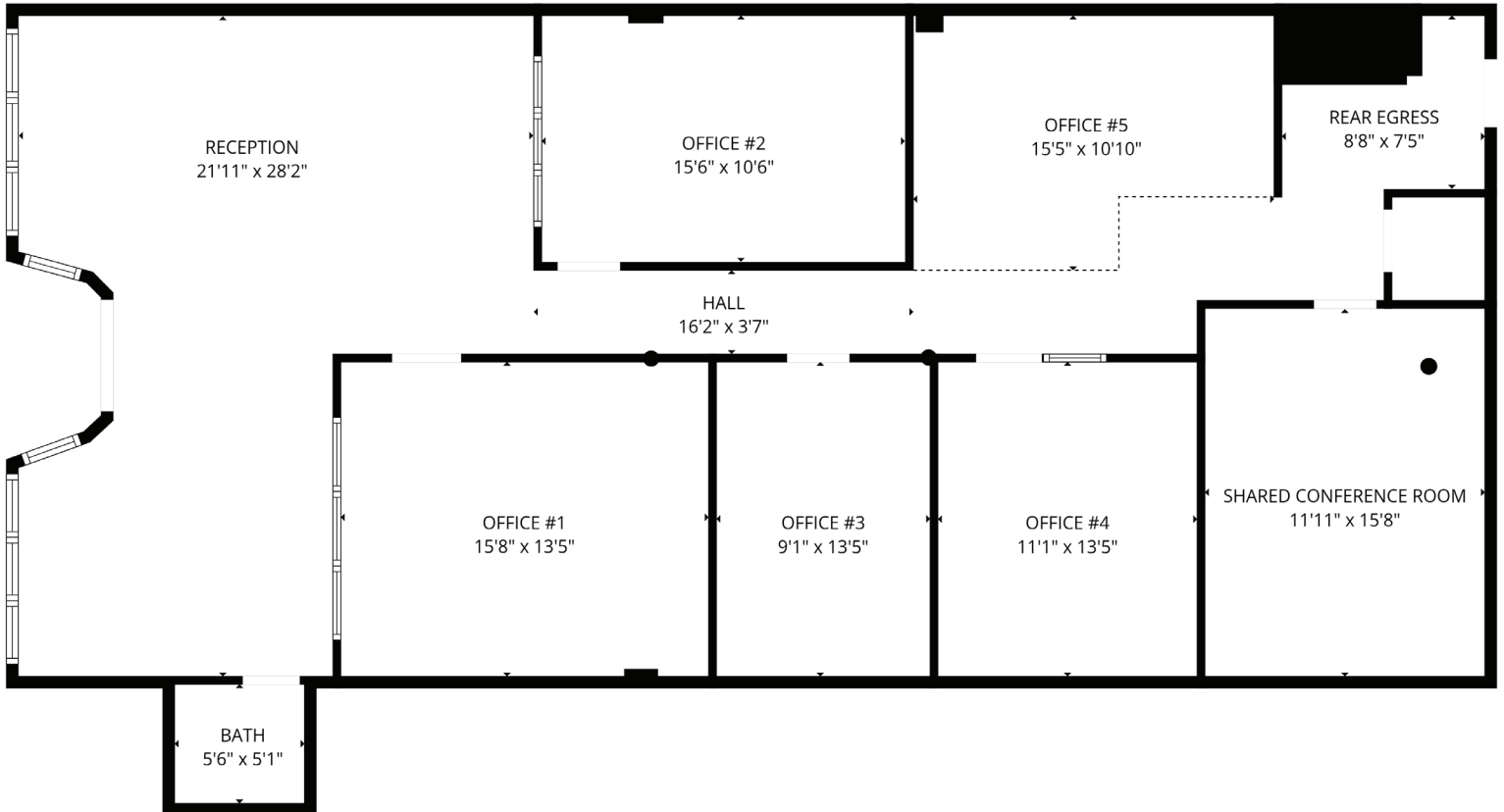
Address:	13-17 Washington Street
Location:	Sanford, ME 04073
Owner(s):	Paine 1031 Parking, LLC
Map/Lot:	0K29/0056 & 0K29/0057
Book & Page:	19594 & 0312
Building Type:	Mixed-use
Year Built/Renovated:	1999/2024
Total Building SF:	30,721±
Available SF:	Suite 15: 1,717± @ \$8.00 modified gross Suite 19-23: 3,434± @ \$8.00 modified gross
Available SF   Suite 15:	Office 1: 243± @ \$850/month Office 2: 155± @ \$542/month Office 3: 182± @ \$637/month Office 4: 196± @ \$686/month Office 5: 133± @ \$465/month
Road Frontage:	250'± on Washington Street
Utilities:	Municipal water & sewer; forced hot air
Zoning:	Urban
Parking:	On-street
Accessibility:	Adjacent to apartment redevelopments and convenient access to Routes 109, 202 & 4



# Suite 15 Floor Plan



# Suite 15 | Concept Plan



# Suite 19-23 Floor Plan

