

# FOR LEASE

## MEDICAL/OFFICE SPACE

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



<b>PROPERTY:</b>	45 Forest Falls Drive	<b>LOCATION:</b>	45 Forest Falls Dr., Suite 1-A Yarmouth, Maine
<b>AVAILABLE SPACE:</b>	2,400 – 2,600 sf +/-	<b>AVAILABILITY:</b>	Spring 2025
<b>PROPERTY USE:</b>	Professional Medical/ Office Space	<b>ZONING:</b>	CD4-C
<b>RENTAL RATE:</b>	\$15.00/sf NNN	<b>LEASE TERM:</b>	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.




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

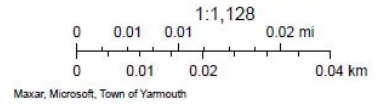
# SITE PLAN

Town of Yarmouth Public Map Viewer



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 Parcels



Public User  
Town of Yarmouth