



# MEDICAL/OFFICE FOR LEASE

## 74 Lunt Road, Falmouth, ME 04105



### Property Description:

**Sublease Rate: \$27.07  
PSF MG**

**Available Space:  
784+/- SF**

We are pleased to present this turnkey Class A medical office space at 74 Lunt Road in Falmouth, ideally positioned to serve the greater Portland metro market. The suite offers high-end finishes throughout, presenting a polished, move-in-ready environment well suited to a medical, or professional practice. The layout features three private offices, one of which includes an in-room water/sink connection, ideal for use as an exam room, procedure room, or wet lab. The thoughtful build-out balances private workspace with functional support areas, allowing a practice to operate efficiently from day one. Situated in one of Cumberland County's most desirable suburban office corridors, 74 Lunt Road places your practice seconds away from all the amenities Falmouth has to offer. The location delivers convenient highway access, ample on-site parking, and proximity to a strong residential base and complementary medical and professional users. Falmouth's affluent demographics and central location make this an attractive setting for a practice looking to establish or expand its presence.

- **Property Address:** 74 Lunt Road, Falmouth, ME 04105
- **Primary Landlord:** Ocean View at Lunt School II, LLC
- **Sub-Lessor:** PearceMD, P.A.
- **Zoning:** ESRD
- **Year Built:** 1942
- **Building Size:** 15,292+/- SF
- **No. of Stories:** Two (2)
- **Utilities:** Public water and sewer
- **Parking:** Ample On-Site Parking
- **Sublease:** Yes

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# Interior Photos

74 Lunt Road, Falmouth, ME 04105





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# Exterior Photos

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# AREA MAP

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