

# FOR LEASE • MEDICAL OFFICE

655 Main Street • Saco, ME



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## MEDICAL OFFICE SUITE

- 10,000± SF subdividable second floor suite
- Located just off of I-195 and Route One, convenient to downtown Saco
- Highly visible location with prominent signage

**LEASE RATE: \$13.50/SF NNN**  
**CAMs estimated at \$7.50/SF**



# PROPERTY SUMMARY

## 655 Main Street • Saco, ME



### Site Info

OWNER:	655 Main Street, LLC
DEED:	Book 17868, Page 128
ASSESSOR:	Map 35, Lot 1
LOT SIZE:	19.43± AC
SIGNAGE:	Pylon at road and on building
PARKING:	125+ spaces on-site
ROAD FRONTAGE:	900'± on Route One
ZONING:	B2b

### Building Info

BUILDING SIZE:	26,199± SF
YEAR BUILT:	1815
CONSTRUCTION:	Wood frame
ROOF:	Shingle
SIDING:	Clapboard & vinyl mix
FOUNDATION:	Full
FLOORING:	Vinyl
CEILING HEIGHT:	8'-9'±
ELECTRICITY:	3-phase; 225 amp; 120/208 V
LIGHTING:	Flourescent
HVAC:	Central air; oil-fired
UTILITIES:	Municipal water/sewer
RESTROOM:	Eight (8) in suite
SPRINKLER:	Wet system
ELEVATOR:	Yes
SECURITY SYSTEM:	Yes





# LOCATION MAP

655 Main Street • Saco, ME



**NEARBY**

A collection of logos for nearby businesses: Apple Cinemas, Funtown Splashtown, Hannaford, Chipotle, Aroma Joe's, and McDonald's.

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