



# FOR LEASE

15 MAIN STREET

FREEPORT, ME 04032

- 250 - 1,865± SF of 2nd floor space on heavily traveled Route One in Freeport
- Flexible, desirable layout with excellent natural light
- Space includes access to ample, on-site parking at no additional cost
- Conveniently located in between I-295 Exits 20 and 22 and less than a 1/2 mile from L.L. Bean's flagship location

## OFFICE SPACE

# OFFICE BUILDING FOR LEASE

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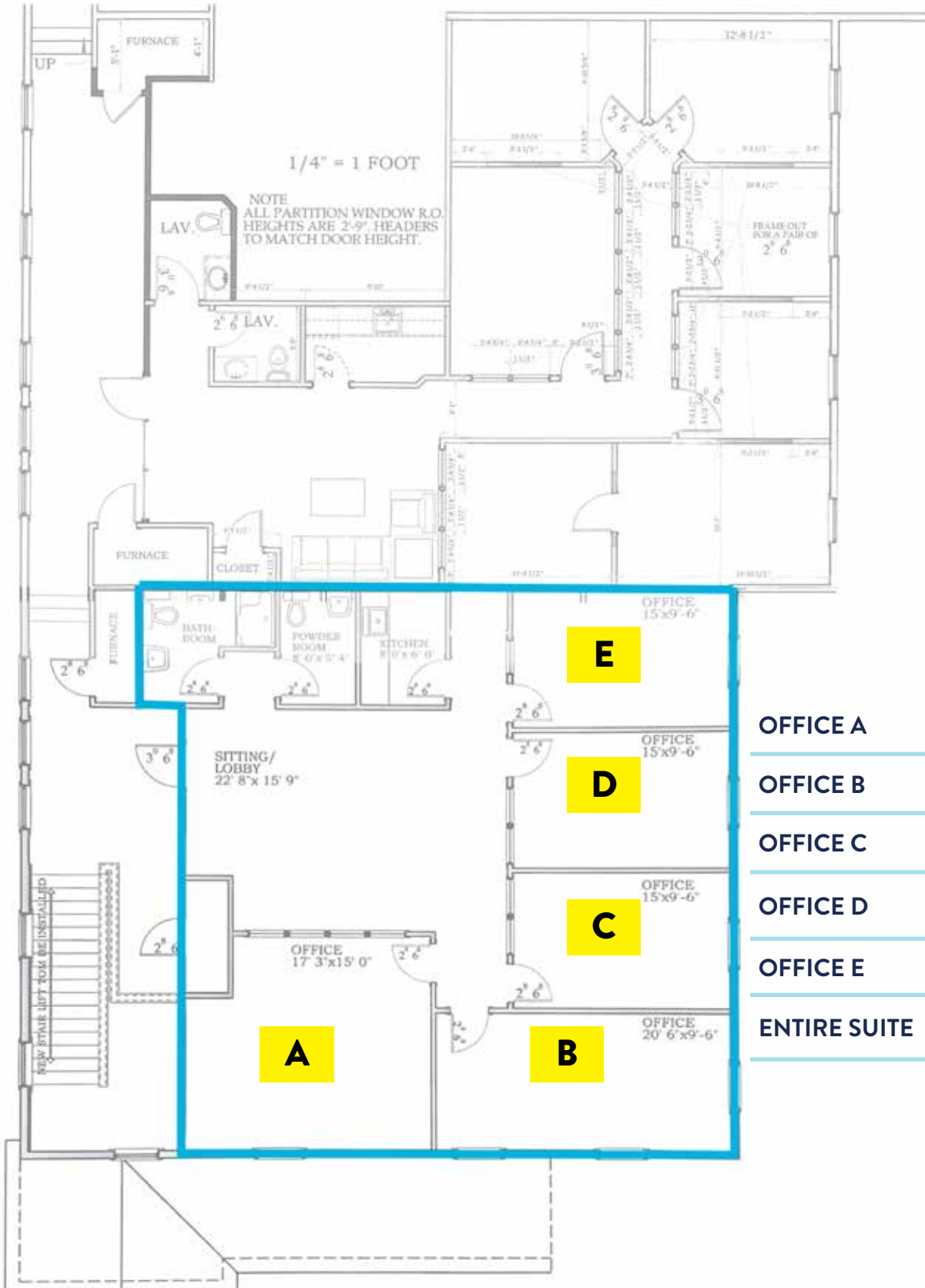
## PROPERTY DETAILS

<b>OWNER</b>	Shopper's Landing Freeport, LLC
<b>ASSESSOR'S REF</b>	Map 9, Lot 19
<b>BUILDING SIZE</b>	14,835± SF
<b>AVAILABLE SPACE</b>	250 - 1,865± SF on the 2nd floor
<b>INTERIOR LAYOUT</b>	Suite includes a combination of shared open space, private offices two (2) restrooms and a kitchenette
<b>YEAR BUILT</b>	1987
<b>HEATING</b>	Propane
<b>ZONING</b>	VC-1 (Village Commercial District)
<b>LAND AREA</b>	0.94± Acre
<b>LOT FRONTAGE</b>	359' on Main Street
<b>TRAFFIC COUNT</b>	14,105± AADT (2025)
<b>UTILITIES</b>	Public water/sewer
<b>SIGNAGE</b>	Roadside signage
<b>PARKING</b>	Ample, on-site parking
<b>LEASE RATE</b>	\$675 - \$2,950/month MG
<b>LEASING OPTIONS</b>	Options include single office, the entire suite, or any combinations of offices.



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OFFICE A	\$795/mo MG
OFFICE B	\$775/mo MG
OFFICE C	\$675/mo MG
OFFICE D	\$675/mo MG
OFFICE E	\$675/mo MG
ENTIRE SUITE	\$2,950/mo MG

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## CONTACT US



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