10 FOREST FALLS DR, UNIT 2B - YARMOUTH

PROFESSIONAL OFFICE CONDO FOR LEASE

SPACE TYPE: PROFESSIONAL OFFICE

SPACE SIZE: 1,248 +/- SF

PARKING: LARGE SHARED LOT

ZONING: C - COMMERCIAL

SIGNAGE: ON BUILDING

PLENTY OF ON-SITE PARKING

WELL MAINTAINED OFFICE PARK JUST OFF OF ROUTE ONE

IN THE HEART OF THE YARMOUTH COMMERCIAL DISTRICT

LEASE RATE: $1,100/Mo MG

For more information contact:

KIRK BUTTERFIELD
C: 207-205-4007
O: 207-879-9800
kbutterfield@kw.com
balfourcommercial.com

KW COMMERCIAL
KELLER WILLIAMS REALTY

Magnusson Balfour
COMMERCIAL & BUSINESS BROKERS

10 FOREST FALLS DR 2B - YARMOUTH
DATA SHEET

OWNER	Royal River Offices, Inc.		
SPACE TYPE	Professional Office		
TOTAL BUILDING SIZE	4,992+/- SF		
SPACE BREAKDOWN	**SF+/-**	**RATE**	**LEVEL**
UNIT 2B	1,248+/- SF	$1,100/Mo MG	Lower Level
CONDO FEES	$200/Mo (paid by tenant)		
ZONING	C - Commercial		
STREET FRONTAGE	350+/- Ft		
YEAR BUILT	1989		
PARKING DESCRIPTION	Private off street parking		
SIGNAGE	Pylon		
TRAFFIC COUNT	16,220 AADT19		

UTILITIES	**TYPE**	**PAID BY**
ELECTRICITY	Circuit Breakers	Tenant
SEWER	Public	Landlord
WATER	Public	Landlord
HEAT SYSTEM	Multi-Zones	Tenant
HEAT FUEL	Propane	Tenant
COOLING	Electric	Tenant

OVERVIEW

Elevate your workspace with this professional office condominium located on Forest Falls Drive, just off Route One in the heart of Yarmouth's established commercial district. Set along the Royal River, the property offers a convenient location with an attractive, peaceful setting.

Unit 2B has been recently recarpeted and features three private offices, a large reception/flex area, a spacious common room ideal for collaboration, and a private restroom. The suite offers two convenient points of access, including stair access from the upper-level lobby and direct entry on the same level.

Surrounded by established professional tenants, Unit 2B provides a well-maintained, business-friendly environment with easy access to Route One and nearby Yarmouth amenities.

The information in this profile has been provided by the client. Magnusson Balfour Commercial & Business Brokers makes no representations as to its accuracy. This profile is for the confidential use of the individual to whom it has been given. Buyers are advised to conduct their own investigation to accuracy of information and consult with their appropriate financial, legal, or business advisors.

ABOUT YARMOUTH

Yarmouth at a Glance
Population: 9,091 (2020 Census)
Land Area: 13.35 sq. miles (land only)
Median Household Income: $90,942 (2022)

A southern Maine beautiful suburban coastal community, Yarmouth is located in Cumberland County, 12 miles north of Portland, Maine's largest city. With a mere 15-minute drive to Portland, and 16 miles from Portland International Jetport (PWM) – Yarmouth could be exactly what you are looking for! With above average wealth and housing levels, per capita growth outpacing the State, Yarmouth boasts a vibrant downtown, a growing arts community, commercial corridors of retail and commercial developments, and a working waterfront. With easy access by two exits off I-295, the U.S. Route 1 corridor, Routes 88 and 115 - makes Yarmouth an ideal place as well.

Incorporated as a Town in 1849, Yarmouth is home to one of New England's finest public educational system, the region's premier private school, North Yarmouth Academy, and many parks, trails and open spaces. Most importantly, its residential community is one of the most affluent in Maine, and one whose pride in serving community, organizations and schools make it by far one of the most sought for in Maine. Outstanding health care, including primary care physicians and diagnostics, is provided by both Intermed and Mercy Primary Care.

ECONOMIC DEVELOPMENT

Yarmouth Economic Development helps to facilitate capital investment, job creation, business activity and property tax expansion by attracting prospective businesses and supporting the expansion and retention of existing local businesses. Together with the Town of Yarmouth, its elected officials and staff, and available resources - their goal is to strengthen Yarmouth's economic, community and cultural assets by identifying and securing funding for public infrastructure projects, business development and various projects.

Information from: https://yarmouth.me.us/departments/economic_development/community_profile.php

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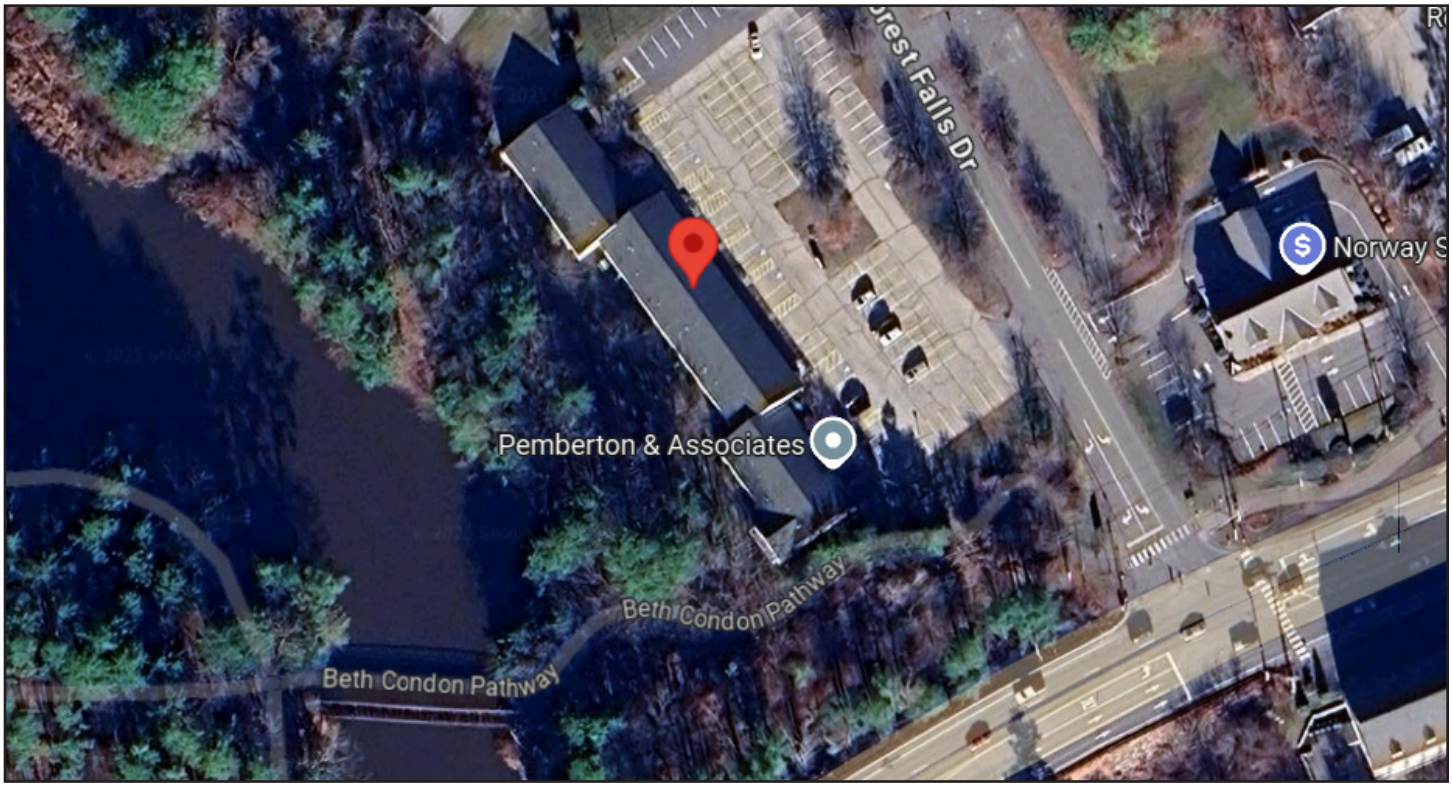
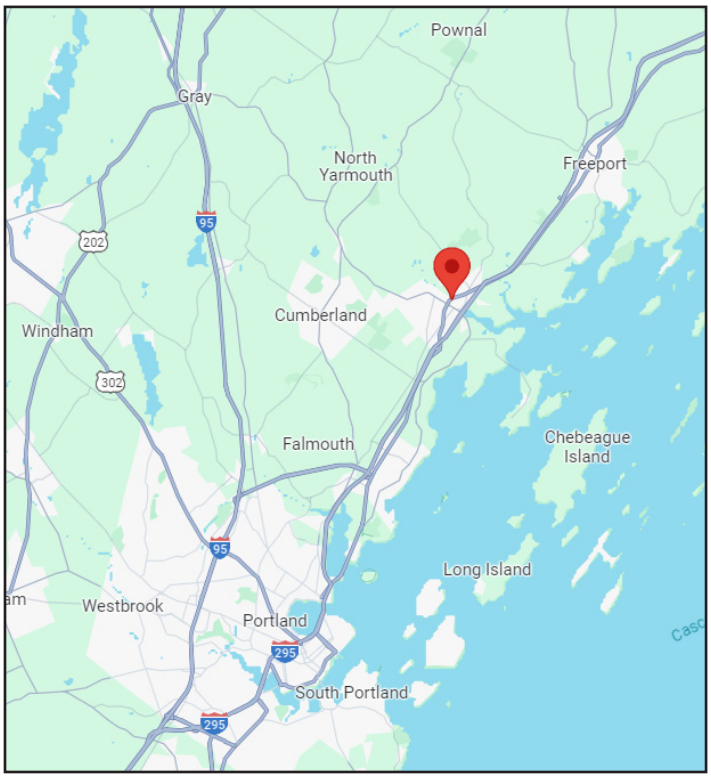
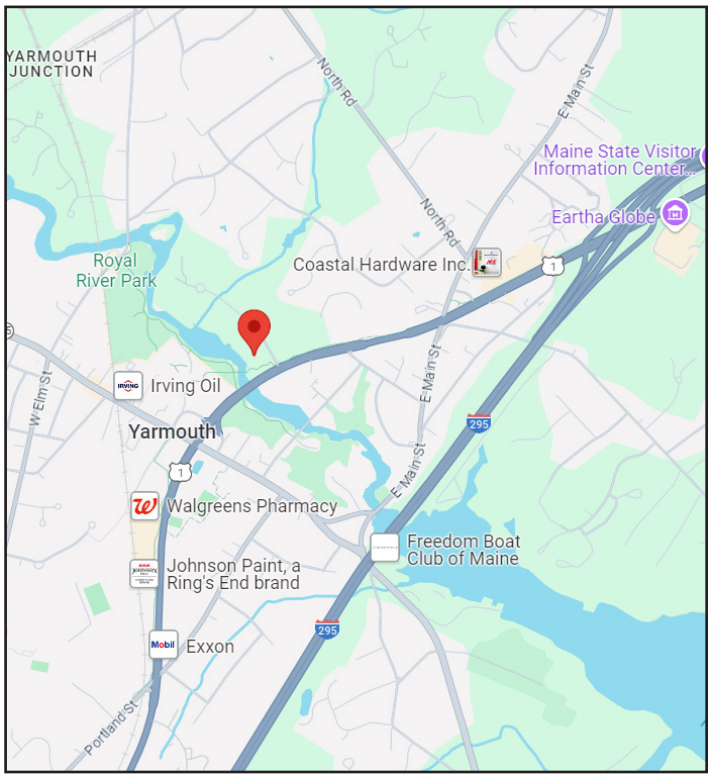
10 FOREST FALLS DR 2B - YARMOUTH
LOCATION







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PHOTOS

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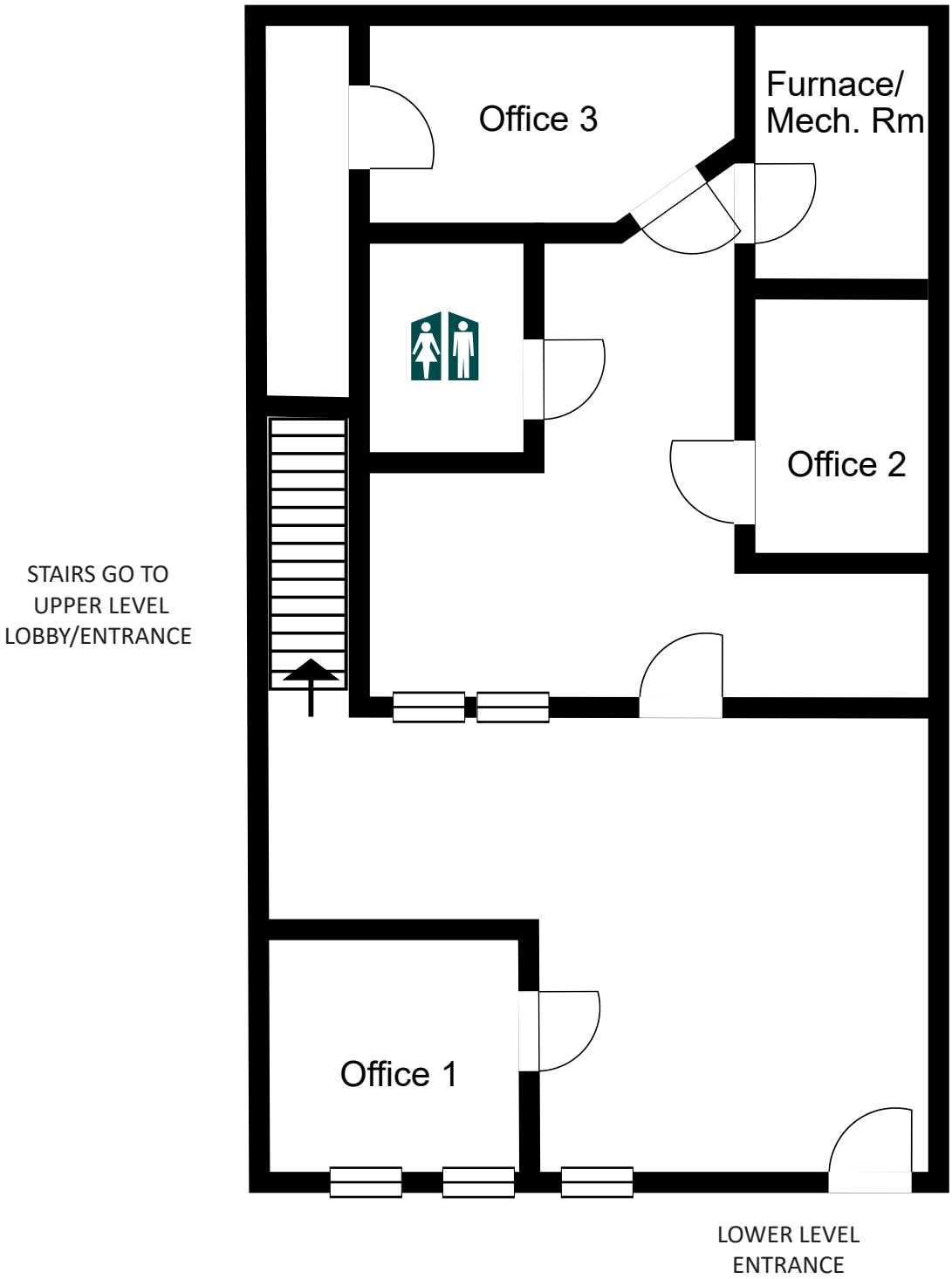
10 FOREST FALLS DR 2B - YARMOUTH
FLOOR PLAN



Note: This floor plan may not be to scale. It is for reference purposes only.

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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION
35 State House Station Augusta ME 04333-0035

REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services:**

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- √ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

> ***Remember!***
> *Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date)_____

To_____
Name of Buyer(s) or Seller(s)

_____

by_____
Licensee's Name

on behalf of_____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.