



202 US ROUTE ONE IN FALMOUTH

is located in one of the most sought after commercial buildings in the area and offers Class A office space features 2-3 private offices, a large open area, a private kitchenette/breakroom, and a private bathroom with tasteful finishes throughout the space. With unprecedented recent growth in Falmouth and high demand for office space, this is an excellent opportunity to join the numerous successful tenants that make up the thriving business. Strategically located along heavily traveled US Route One and close to I-295 and I-95 and just a short distance to downtown Portland.

STEVE BAUMANN | PRESIDENT & CEO

JENNIFER DAVIES | BROKER

COMPASS COMMERCIAL BROKERS

241 US ROUTE ONE | FOURTH FLOOR

FALMOUTH, ME 04105

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FORESIDE PLACE LOCATED IN FALMOUTH



CLASS A OFFICE SPACE AVAILABLE FOR LEASE

202 US ROUTE ONE | FALMOUTH | MAINE | 04105

SPECIFICATIONS



AVAILABILITIES



202 US ROUTE ONE | FALMOUTH | MAINE | 04105

OWNERSHIP:

Foreside Place is owned by Foreside Place, LLC

PROPERTY FEATURES

YEAR BUILT:	1975
ZONING:	VC2 (Village Commercial 2)
PARKING:	Ample on site parking
BUILDING SIZE:	37,148+/- sf
LAND AREA:	3.3+/- acres
UTILITIES:	Forced Hote Air

AVAILABLE:

SQUARE FOOTAGE:	2,157+/- SF
LEASE RATE:	\$23.00-\$25.00 PSF
LOCATION:	2nd Floor Medical Office

SQUARE FOOTAGE:	2,037+/- SF
LEASE RATE:	\$23.00-\$25.00 PSF NNN
LOCATION:	1st Floor Retail Office

NNN EXPENSES:	\$7.00 PSF
TI ALLOWANCE:	1st Floor Only See Broker for Details

FORESIDE PLACE IN FALMOUTH



EXTERIOR PHOTOGRAPHS

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FORESIDE PLACE IN FALMOUTH

INTERIOR PHOTOGRAPHS

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COMMON AREA LOBBY



2nd FLOOR | MEDICAL | OFFICE SPACE



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FORESIDE PLACE IN FALMOUTH

VIRTUAL RENDERINGS

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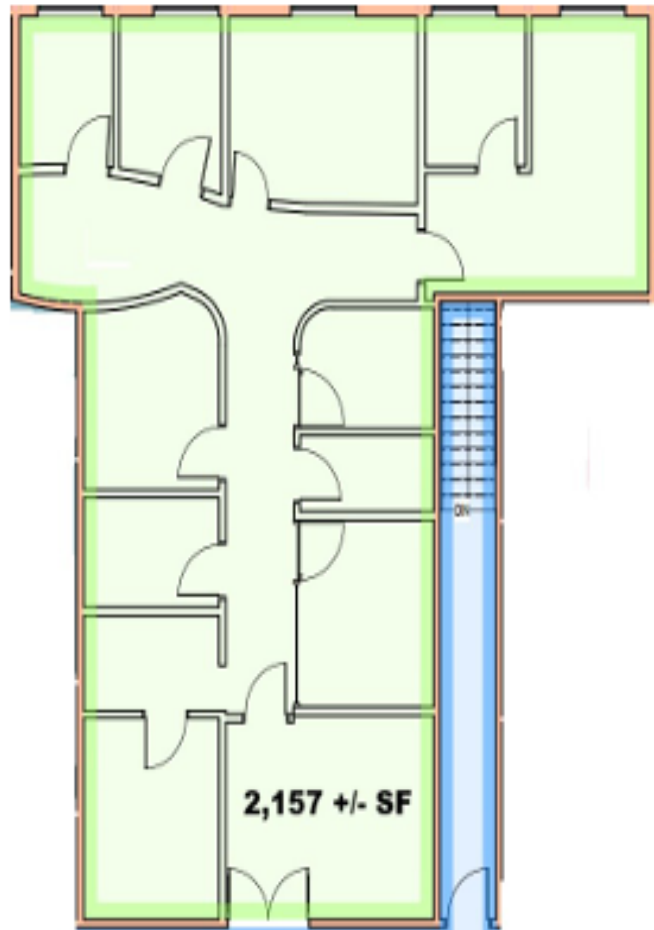
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FORESIDE PLACE IN FALMOUTH

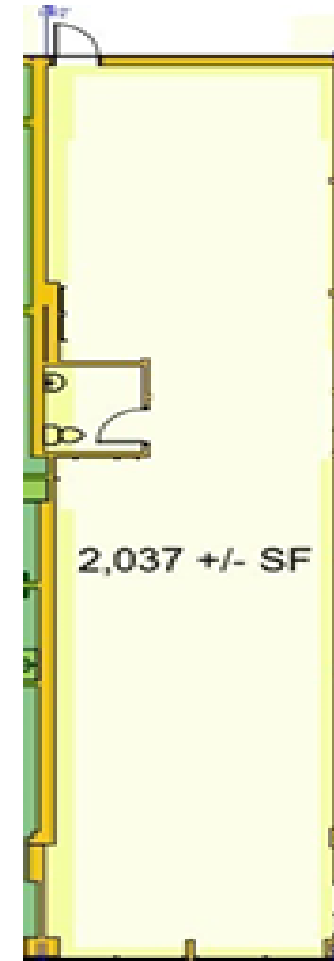
FLOOR PLANS

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2nd FLOOR | MEDICAL | OFFICE SPACE



1st FLOOR | RETAIL | OFFICE SPACE



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AERIAL PHOTOGRAPH

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FORESIDE PLACE IN FALMOUTH

AMENITIES

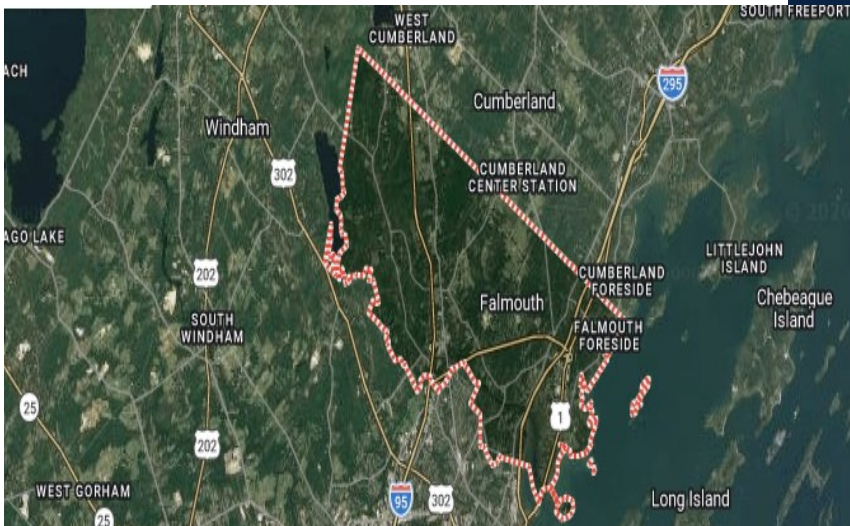
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PROPERTY AMENITIES

The property is strategically located close to both I-295 and the Maine Turnpike and situated in the popular and very busy area of Falmouth along heavily traveled US Route One with many popular retailers & restaurants in the immediate area for the convenience of any office user seeking a location that is highly visible and easily accessible and only a short distance to the downtown Portland area or other surrounding communities. .

DEMOGRAPHICS



POPULATION:	12,931 (2026)
AVERAGE GROWTH:	.05% Yearly
HOUSEHOLDS:	4,989 (2020-2024)
MEDIAN HOME VALUE:	\$ 767,500 (2020-2024)
MEDIAN INCOME:	\$ 150,919 (Household)
MEDIAN AGE:	47 Years
LAND AREA:	29+/- Miles

Falmouth is located in Cumberland County and is considered part of the Greater Portland area.

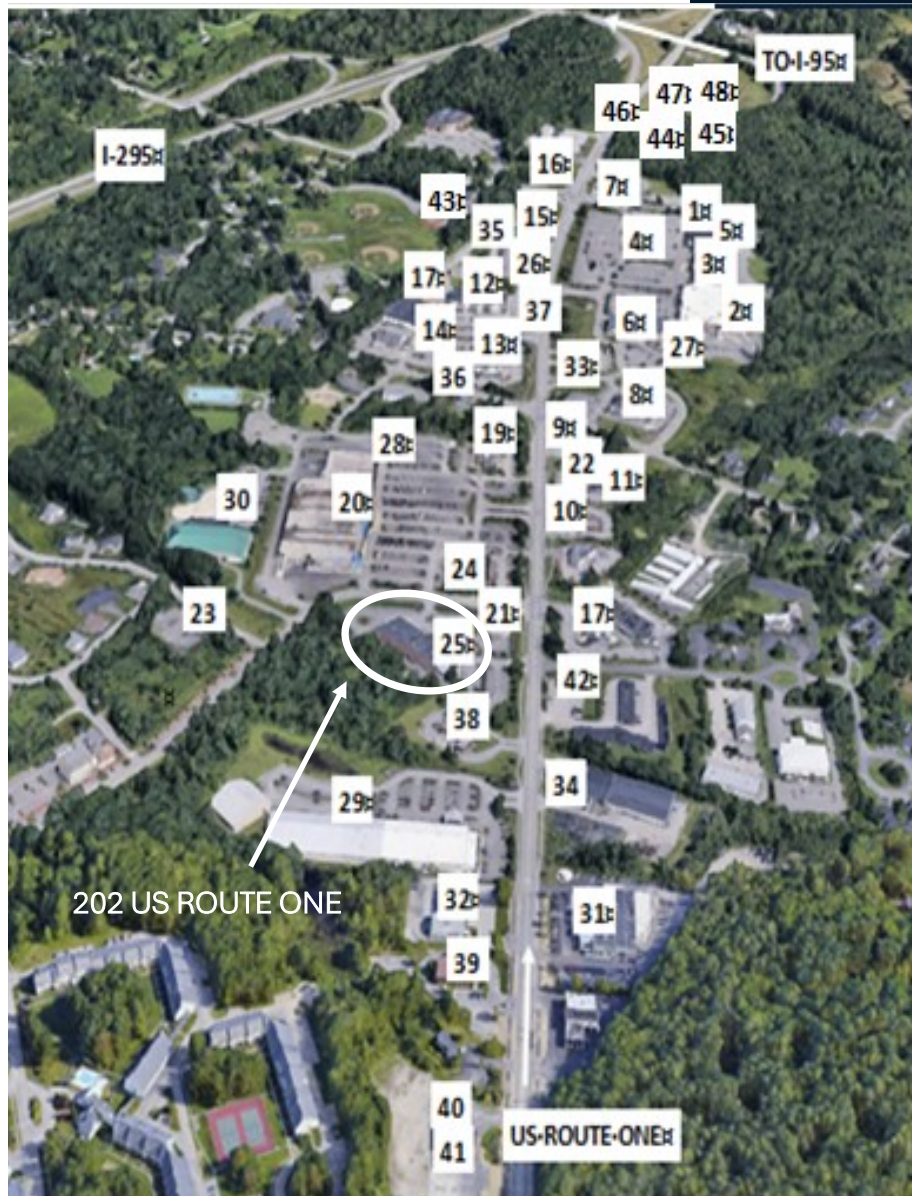


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FALMOUTH SHOPPING CENTER

AREA AMENITIES

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RESTAURANTS

- 3 Falmouth House of Pizza
- 4 Sicilian
- 7 Jaffa Mediterranean Grill
- 13 Fuego
- 14 Portland Pie
- 16 Foreside Tavern
- 23 Rivalries
- 24 Bernies Foreside
- 25 Orchard Thai
- 44 Revel
- 45 Sapporo

FINANCE

- 6 Chase Bank
- 15 Norway Savings
- 17 Bangor Savings
- 21 Maine Community Bank
- 33 Bath Savings Institution
- 35 Key Bank
- 36 Camden National Bank
- 37 Bank of Maine
- 38 TD Bank
- 39 M&T Bank

AUTOMOBILE

- 26 Nouria Convenience & Gas
- 27 Sullivan Tire & Service
- 31 Morong Audi Dealership
- 32 Morong Porsche Dealership

FITNESS

- 1 Planet Fitness
- 29 Foreside Fit Tennis & Pickleball
- 30 Falmouth Ice Center
- 46 The Form Lab
- 47 Reframe Fitness

THEATER

- 28 Flagship Cinema
- 41 The Footlights Theatre

SHOPPING

- 2 Shaws Supermarket
- 5 Ocean State Job Lot
- 8 Walgreens
- 9 Rosemont Market & Bakery
- 18 Staples
- 19 Verizon Cell
- 20 Walmart Supercenter
- 34 Allen Sterling Garden Center
- 40 UPS Store
- 42 Falmouth Ace Hardware
- 48 Aristelle

FAST FOOD

- 10 Dunkin Donuts
- 11 Subway Sandwiches
- 12 Starbucks Coffee
- 22 McDonalds
- 43 Jersey Mikes



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FORESIDE PLACE IN FALMOUTH

LEASING CONTACTS



FORESIDE PLACE LOCATED IN FALMOUTH

LEASING REPRESENTATIVES

STEVE BAUMANN

President | CEO | Broker

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JENNIFER DAVIES

Broker

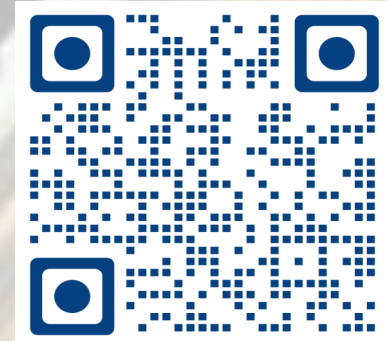
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