COMPASS
COMMERCIAL BROKERS

5 FUNDY ROAD IN FALMOUTH

is located in the highly desirable Route One Corridor of Falmouth. Office spaces in this location and of this size are becoming increasingly difficult to locate due to the influx of office users moving north of Portland.

This well maintained office building features ample on-site parking, and is less than a 7 minute drive to Downtown Portland via I-295. Join users such as Hightower Holdings, Coastal Injections, Innovative Voice Solutions, Casco Bay Wealth Advisors, and many more at this excellent location.

STEVE BAUMANN | PRESIDENT & CEO
JACK BAUMANN | DIR OF LEASING | ASSOC. BROKER
COMPASS COMMERCIAL BROKERS
241 US ROUTE ONE | FOURTH FLOOR
FALMOUTH, ME 04105
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CLASS A OFFICE SPACE FOR LEASE | FALMOUTH

LOCATED IN HIGHLY DESIRABLE AREA OFF US ROUTE ONE

5 FUNDY ROAD | FALMOUTH | MAINE | 04105

SPECIFICATIONS

5 FUNDY ROAD| FALMOUTH | MAINE | 04105

OWNERSHIP:

The property is owned by King Kong Fundy, LLC

PROPERTY FEATURES

YEAR BUILT:	1975
ZONING:	VCI
PARKING:	Ample On Site Parking
BUILDING SIZE:	11,948+/- sf
LAND AREA:	1.92+/- Acres
NO OF STORIES:	Two (2) Stories
UTILITIES:	Public Water & Sewer; Natural Gas
HEAT AND AC:	Gas Fired Heat & Central AC
ELEVATOR:	Yes

AVAILABILITIES

AVAILABLE:

SQUARE FOOTAGE:	1,975+/- SF
LEASE RATE:	$ 20.75/PSF NNN
NNN:	See Broker for Estimated NNN Amount
OCCUPANCY:	Immediate
LEASE TERM:	Five (5) Years Preferred
SIGNAGE:	Interior Lobby Directory & Entrance Door(s)

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FLOOR PLAN

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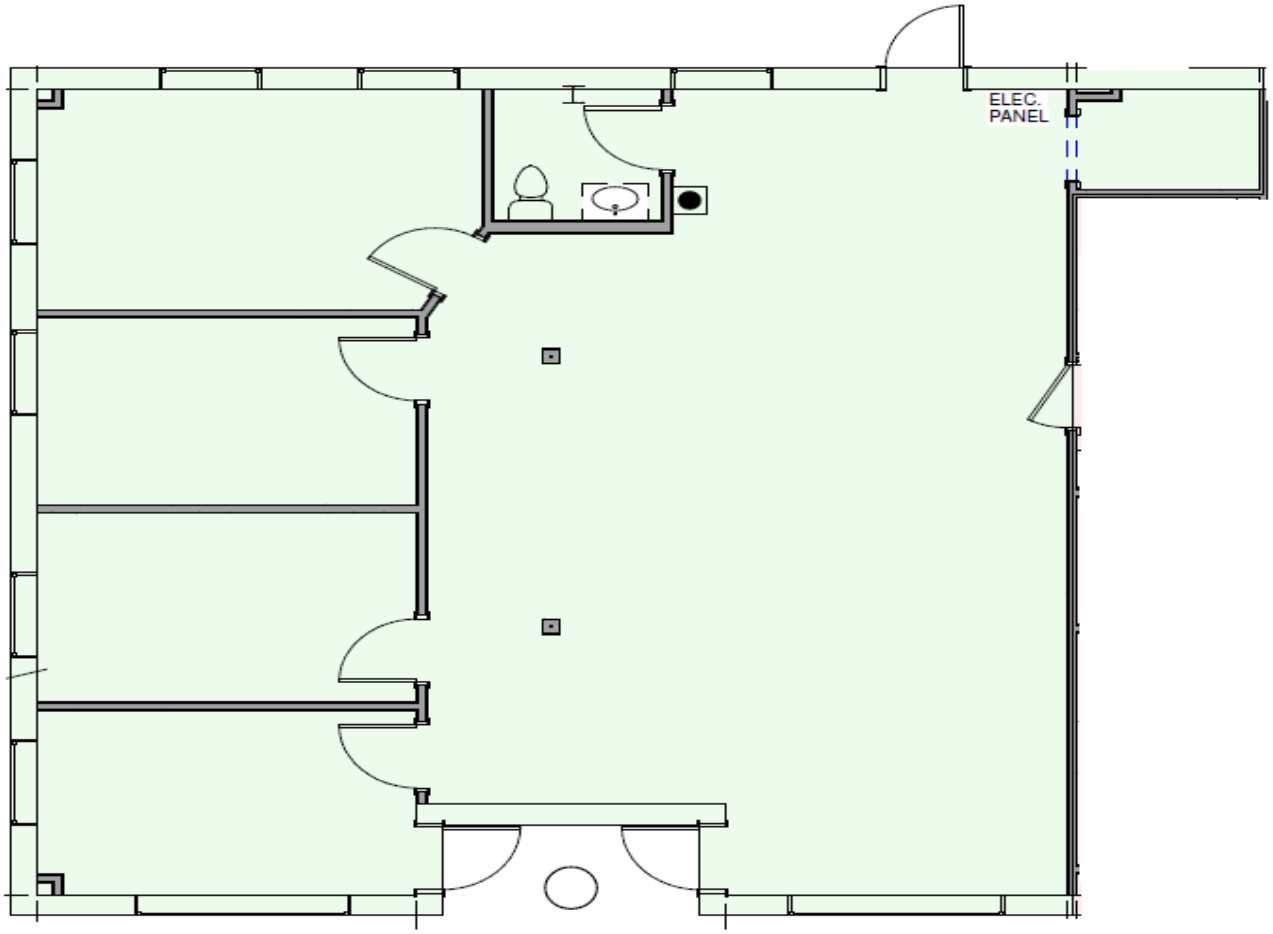

FLOOR PLAN OF 1,975+/- SF OFFICE SPACE

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CLASS A OFFICE SPACE FOR LEASE | FALMOUTH

EXTERIOR PHOTOGRAPHS

5 FUNDY ROAD | FALMOUTH | MAINE | 04105

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CLASS A OFFICE SPACE FOR LEASE | FALMOUTH

INTERIOR PHOTOGRAPHS

5 FUNDY ROAD | FALMOUTH | MAINE | 04105

EXISTING INTERIOR

VIRTUAL RENDERING OF NEW INTERIOR

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AREA AMENITIES

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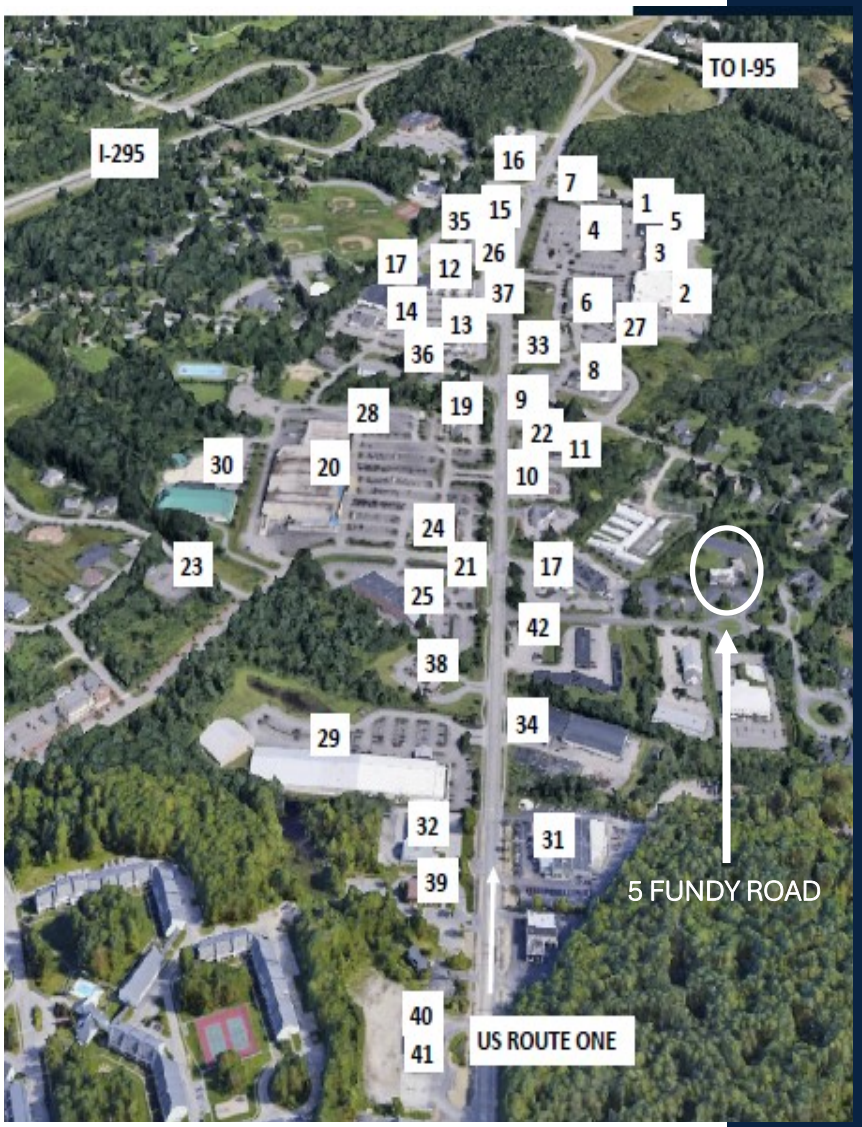

RESTAURANTS

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

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

FITNESS

1 Planet Fitness
29 Foreside Fit Tennis & Pickleball
30 Falmouth Ice Center

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

FAST FOOD

10 Dunkin Donuts
11 Subway Sandwiches
12 Starbucks Coffee
22 McDonalds

AUTOMOBILE

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

THEATER

28 Flagship Cinema
41 The Footlights Theatre

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AERIAL PHOTOGRAPH

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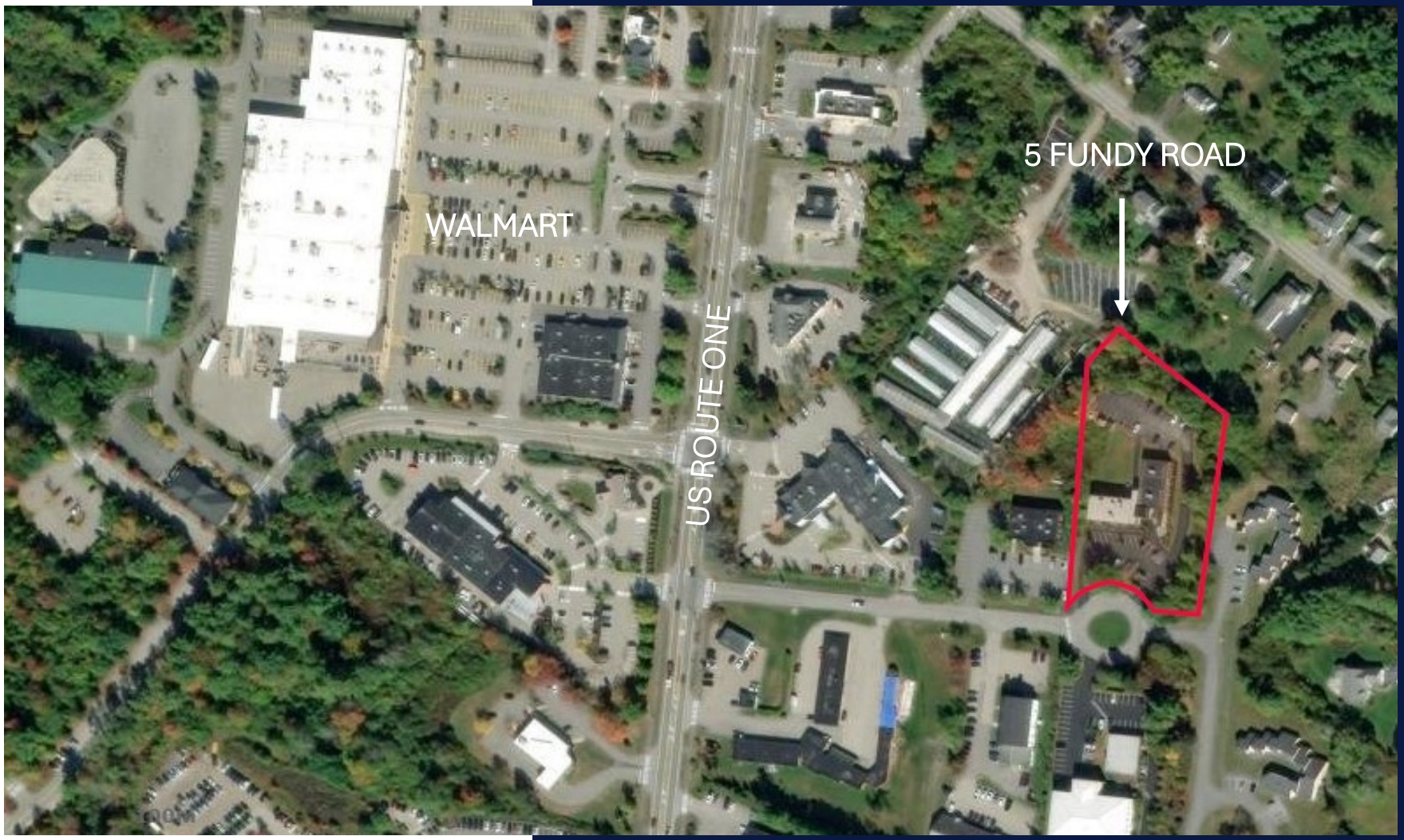

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AMENITIES

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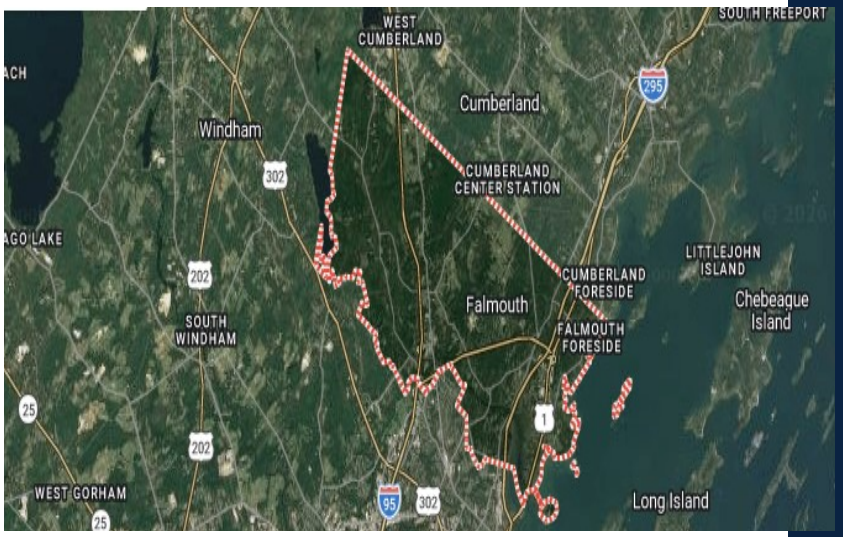
PROPERTY AMENITIES

The property is situated in the very busy area of Falmouth with many popular retailers & restaurant s in the immediate area. The location delivers convenient highway access via I-295 or I-95 connector, ample on-site parking, and proximity to a strong residential base and complementary office users. Falmouth's affluent demographics and central location make this an attractive setting for an y office user and is located only 7 minutes from downtown Portland.

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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CLASS A MEDICAL | OFFICE SPACE FOR LEASE

LEASING CONTACTS

CLASS A OFFICE SPACE FOR LEASE | FALMOUTH

US ROUTE ONE | FALMOUTH CORRIDOR

LEASING REPRESENTATIVES

STEVE BAUMANN

President | CEO | Broker

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JACKSON BAUMANN

Director of Leasing | Associate Broker

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