FOR LEASE • OFFICE SPACES

208 US Route One • Freeport, ME

MALONE
COMMERCIAL BROKERS





1,500± SF 1ST FLOOR
1,089± SF 2nd FLOOR

- Highly visible Route One location with exposure on I-295
- Ideal for professional or serviced-based business
- Mix of retail and professional office tenants on premises
- Great signage opportunities directly on Route One
- Ample parking

LEASE RATE:
First Floor: $2,800/month+ utilities
Second Floor: $1,270/month + utilities



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PROPERTY SUMMARY

208 US Route One • Freeport, ME

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Site Info

OWNER:	GRANDCO LLC
DEED:	Book 16936, Page 145
ASSESSOR:	Map 26, Lot 58A
LOT SIZE:	0.60± AC
SIGNAGE:	Pylon sign and at entry
PARKING:	20± shared parking spaces on site
ROAD FRONTAGE:	132±' on US Route 1
TRAFFIC COUNT:	9,934±/day AADT
ZONING:	C1 (Commercial 1)
PROPERTY TAXES:	$9,006 (2026)

Building Info

BUILDING SIZE:	2,921± SF
YEAR BUILT:	2002
CONSTRUCTION:	Wood frame
ROOF:	Asphalt Composite
SIDING:	Clapboard
FOUNDATION:	Slab
FLOORING:	Carpet, Vinyl
CEILING HEIGHT:	7.5'±
ELECTRICITY:	200 Amp and single phase
HVAC:	Baseboard, propane
UTILITIES:	Municipal water/sewer







PHOTOS • FIRST FLOOR SPACE

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PHOTOS • SECOND FLOOR SPACE

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LOCATION MAP

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NEARBY

STAY

SPRINGHILL SUITES BY MARRIOTT

Holiday Inn Express

DINE

Athena's CANTINA Latin Fusion Restaurant & Sangria Bar

MAST LANDING BREWING COMPANY

MAINE BEER COMPANY PORTLAND, MAINE

BUCK'S NAKED BBQ STEAKHOUSE

SHOP

ROYAL RIVER NATURAL FOODS

NAPA

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