For Lease

Lower Falls Landing

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106 Lafayette Street
Yarmouth, ME

Property Highlights

- Lower Falls Landing is a 3-story professional office/retail building, offering marina and Royal River views from many of its suites
- Suite 1B is 2,700± SF of retail/office space on the 1st floor
- Suite 1D is 552± SF of office space on the 1st floor
- Suite 1F is 1,800± SF of corner retail/office space on the 1st floor with its own dedicated entrance
- Suite 2F is 1,800± SF of office space with a large open workspace, perimeter office, conference room, and kitchenette on the 2nd floor
- Suite 2K is 900± SF of office space on the 2nd floor
- Originally built as a cannery, the property underwent major redevelopment beginning in the 1980s, with renovations and changes in use through the 1990s as it evolved into a mixed-use commercial property; continued unit renovations, building upgrades, and improvements are ongoing

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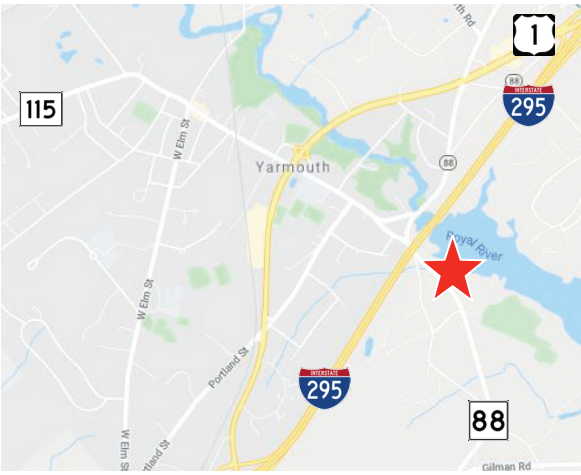
Specifications

Address:	106 Lafayette Street
Location:	Yarmouth, ME 04096
Building Type:	Office/retail
Year Built:	1880
Year Renovated:	Fully renovated in the 1980s & 90s with continued renovations & upgrades since
Total Building SF:	40,931±
Available SF:	Suite 1B: 2,700± @ $25.00 modified gross Suite 1D: 552± @ $25.00 modified gross Suite 1F: 1,800± @ $25.00 modified gross Suite 2F: 1,800± @ $25.00 modified gross Suite 2K: 900± @ $25.00 modified gross
Utilities:	Municipal water & sewer; steam heat
Zoning:	WC - Water Oriented
Parking:	On-site
Accessibility:	Conveniently located on Route 88 and within a few minutes from US Route 1 and I-295
Amenities:	Central HVAC, quality office finishes, exposed original posts and beams, high ceilings, flexible open floor plans, ADA elevator/accessibility, shared restrooms on each floor, and the Yarmouth Grillhouse restaurant



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