

FOR SALE/LEASE

CLASS A OFFICE/LOGISTICS ECO-CAMPUS IN FALMOUTH

380 US ROUTE ONE, FALMOUTH, ME 04105



LOT LINES ARE APPROXIMATE



**THE BOULOS
COMPANY**

PROPERTY OVERVIEW

- Environmentally friendly Class A Office | Climate-Controlled Logistics Hub | PHIUS+ Certified Passive House Building | Expansion & Development Land | B -Corp Certified
- Located along highly visible Route 1 just minutes from Interstate 295 and the Maine Turnpike, 380 US Route 1 offers a unique opportunity to own a flexible corporate campus in Greater Portland's most desirable business location.
- Set on 5.96± acres, the property combines professional office space, climate-controlled industrial capability, a standalone Passive House building, and approximately 2.2± acres of excess land for expansion or development.
- This rare mix of features makes the property ideal for companies seeking a headquarters location that integrates administration, operations, and future growth within a single campus setting.
- Potential to purchase or lease the office and logistics center separately from the development land and Passive House.
- Sale Pricing: \$3.4M to \$6.5M (See Broker for details)
- Lease Rate: See Broker for details

PROPERTY HIGHLIGHTS

- 5.96± acre campus setting along Route One
- 19,363± SF environmentally-friendly mixed-use main building combining office and industrial.
- B-Corp Certified
- 7,164± SF Class A office space
- 2,304± SF daylight lower-level office/wellness space with gym and showers
- 8,800± SF climate-controlled logistics/industrial space
- 14' loading dock and 14' drive-in door
- 20' ceiling (17'6" clear height) logistics/warehouse space ideal for operations or production
- Five (5) electric vehicle charging stations
- 1,949± SF Class A Passive House building suitable for office or residential use
- Large parking area and flexible site layout
- Approximately 2.2± acres of excess land for expansion or development
- New zoning allows multifamily, mixed-use, and residential development
- Convenient access to I-295 and the Maine Turnpike
- European Bakery is directly across the street!

PROPERTY DETAILS

OWNER	TideSmart Realty, LLC
DEED REFERENCE	27461/283
ASSESSOR'S REFERENCE	U62/3/1
ZONING	R1N - Route One North
LOT SIZE	5.96± AC
BUILDING SIZE	Building 1: 19,363± SF Total 7,164± SF Class A office, 2,304± SF daylight lower-level currently utilized as office and a gym & 8,800± SF Class A, climate-controlled industrial space Building 2: 1,949± SF (Passive House)
YEAR BUILT	Building 1: 2006 Building 2: 2015
NO. OF STORIES	Building 1: One (1) Building 2: Two (2)
UTILITIES	Municipal water & sewer
HEATING/COOLING	Natural gas-fired forced-air heating and cooling
SPRINKLER SYSTEM	Wet system in logistics unit, dry system in breezeway to main office area

OFFICE CLASS	A
INTERIOR OFFICE SPECS	State-of-the-art, B Corp Certified professional office space, complete with high-efficiency windows and doors, abundant natural light, and polished concrete floors. Some unique features include a podcast recording studio, a full gym with locker rooms and showers, and a separate Viridescent PHIUS+ Certified Passive House with net-zero environmental impact.
LIGHTING	Updated LED systems throughout

CEILING HEIGHT	20' to deck
CLEAR HEIGHT	17'6" clear
COLUMN SPACING	See plan
DOCK HIGH DOORS	One (1) 14'
GRADE LEVEL DOORS	One (1) 14'
FLOORING	2' concrete slab designed to hold the heaviest vehicles allowed on the road
ROOF TYPE	Rubber membrane
CONSTRUCTION	Steel
AIR EXCHANGE	Cerus Air Exchange System (CMS-32HI)
HVAC	Solar-powered radiant flooring system; additional five (5) mini-split units for cooling
OUTDOOR STORAGE	Yes
PARKING	102± paved parking spaces lit by modern LED parking lot lights; five (5) EV chargers
REAL ESTATE TAXES	\$32,698 (FY 2025/2026)
SALE PRICE	\$3,400,000 to \$6,500,000 (See Broker for details on pricing for individual components.)
LEASE RATE	See Broker for details

LOGISTICS CENTER

OFFICE

MAIN BUILDING

True Office + Industrial Integration

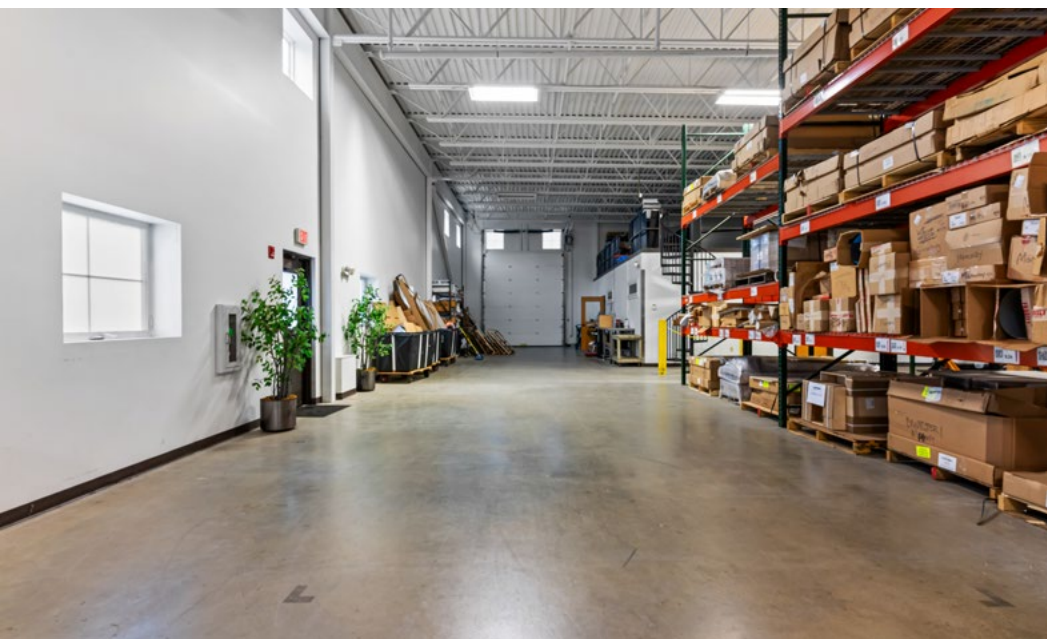
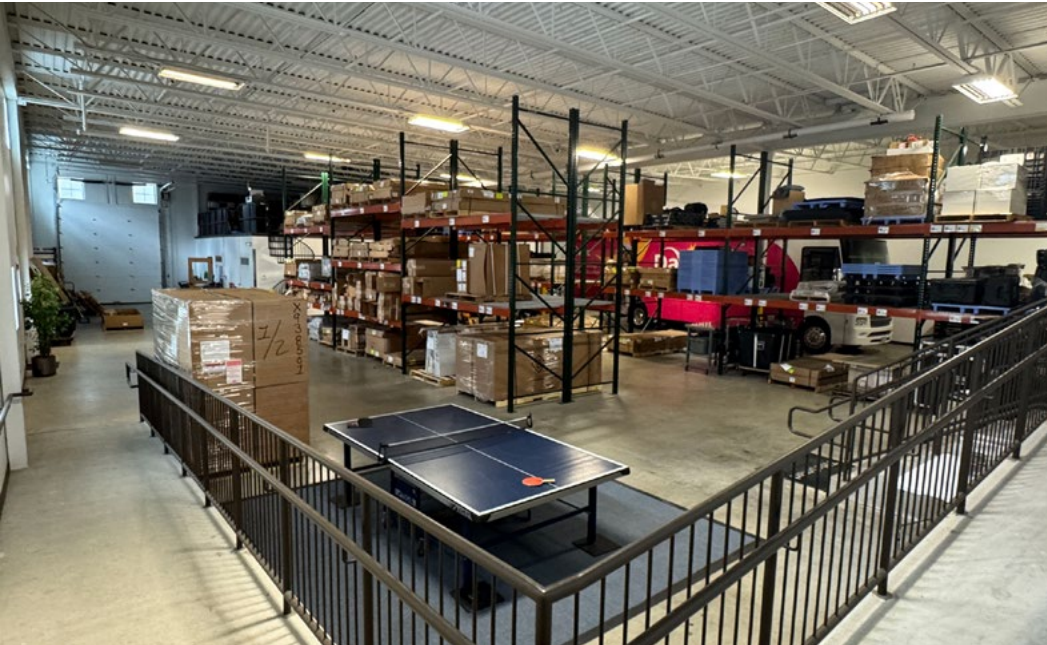
- A combination of high-quality office space with climate-controlled industrial functionality
- Allows a company to house their administrative teams, technical staff, and operational functions in one location
- Improved efficiency and collaboration



LOGISTICS CENTER

Climate-Controlled Industrial Space

- 8,800± SF climate-controlled industrial space
- 14' loading dock and 14' drive-in door
- 20' ceiling (17' 6" clear height) logistics warehouse space ideal for operations or production
- 2' concrete slab can support the heaviest vehicles allowed on the road
- Ability to store refrigerated products



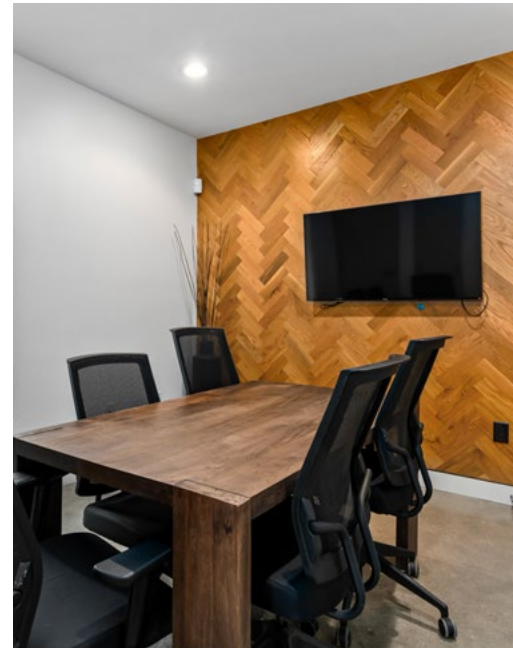
PASSIVE HOUSE

A Standalone Passive House Building

The 1,949± SF Phius+ certified Passive House structure provides an architecturally distinctive and highly efficient space that could serve as:

• **Executive offices** • **A design studio** • **Client meeting center** • **Wellness space** • **Guest residence or caretaker home**

Few commercial properties offer a secondary high-performance building with this level of design quality and flexibility.



LAND

Campus Environment

With nearly six acres of land, the property functions more like a corporate campus than a traditional commercial building.

The site provides:

- Large parking areas
- Flexible circulation for vehicles and deliveries
- Separation between buildings for privacy and identity
- Room for additional structures or outdoor uses

Meaningful Development Potential

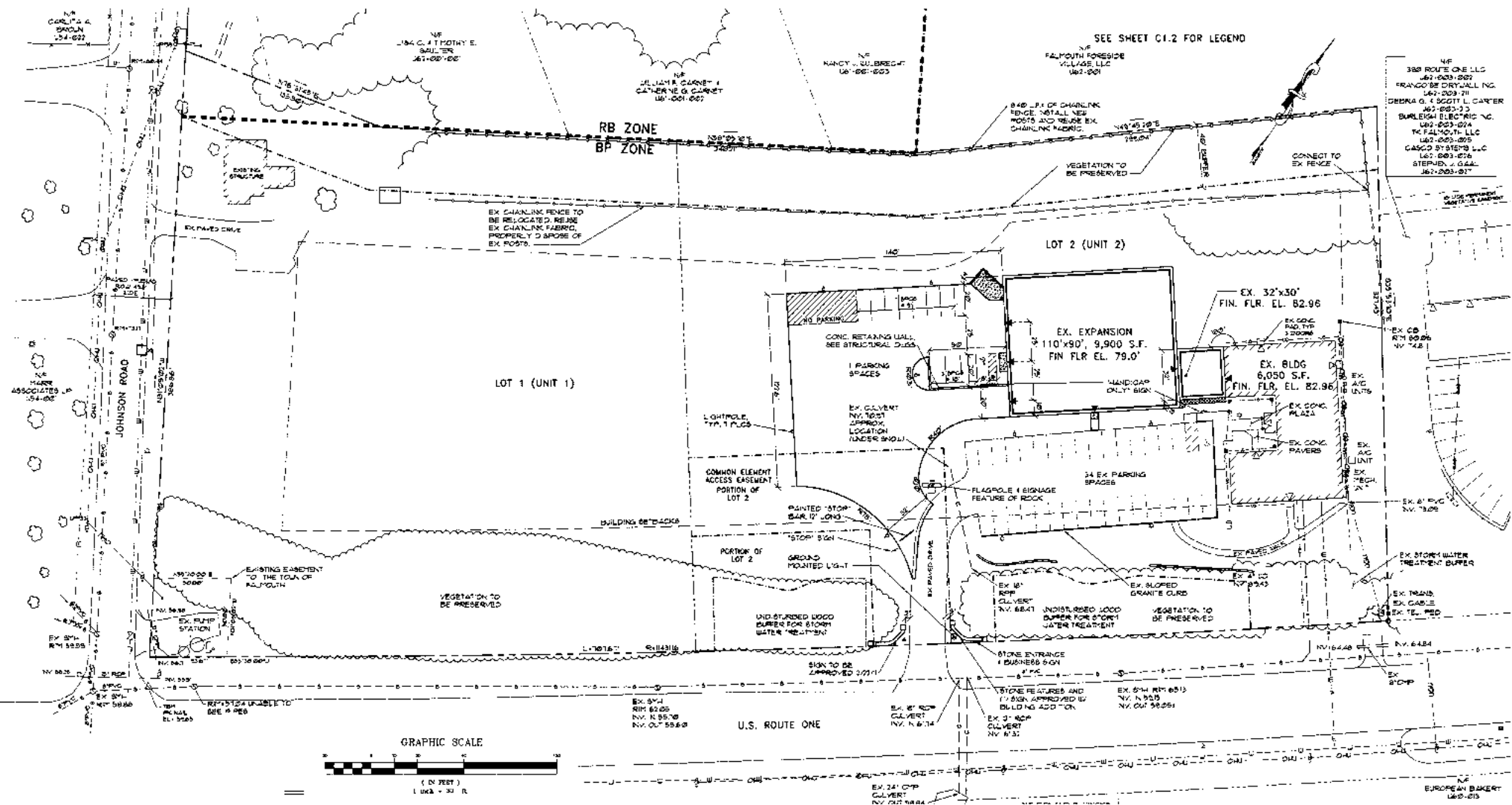
Approximately 2.2± acres of excess land create long-term upside for an owner or investor. The Town of Falmouth recently enacted revised zoning allowing multifamily, mixed-use, single-family & two family homes in Residential Planned Developments. The new R1N/BP zoning removes minimum lot sizes, widths, and deep setbacks, allows for 55 feet of height for multi-family buildings and is exempt from the Town's Growth Caps. Based on analysis of the new zoning, we estimate the site can accommodate up to 156 residential units with ground floor commercial space. See Broker for details.



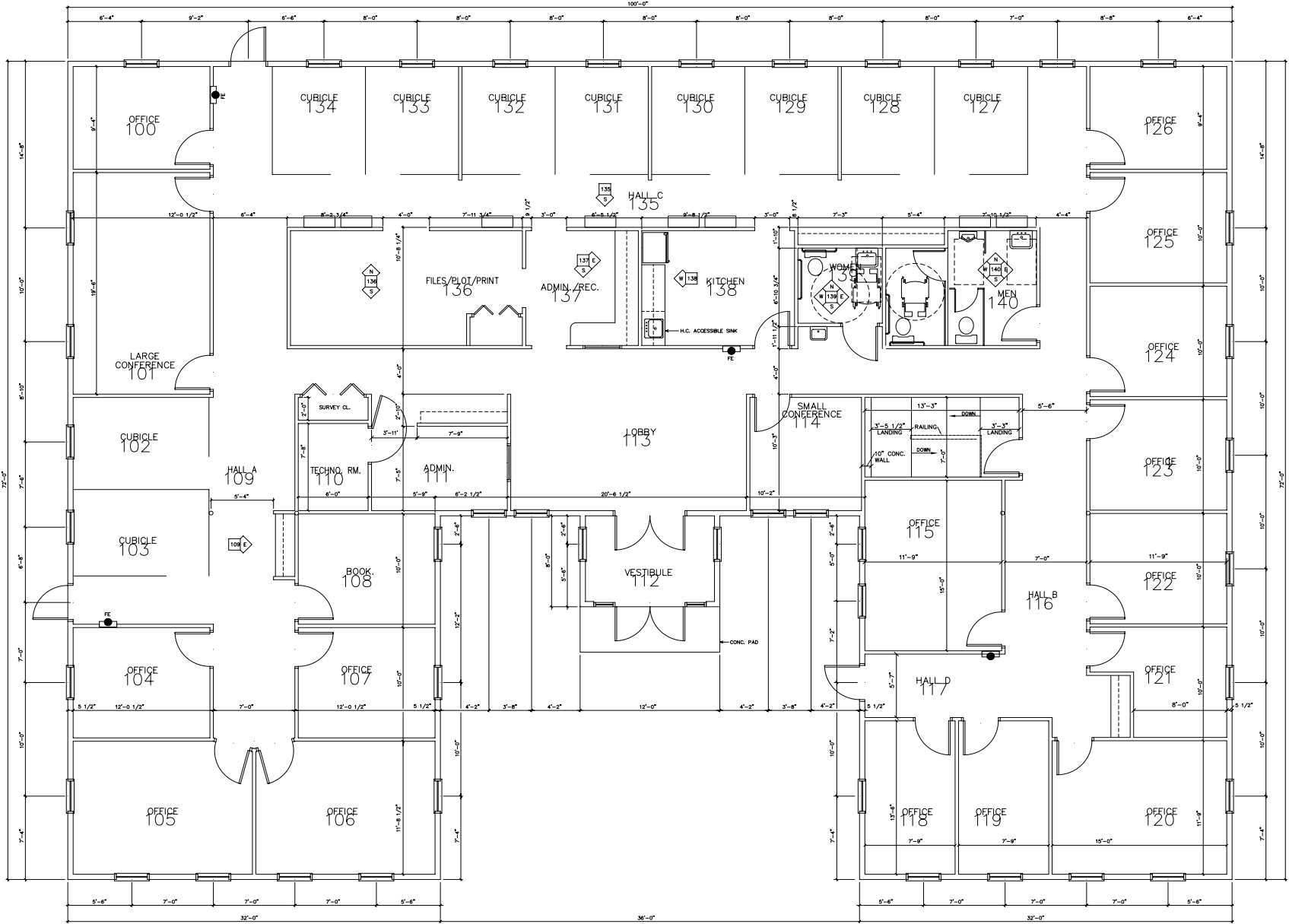
AI rendering using analysis of new R1N zoning



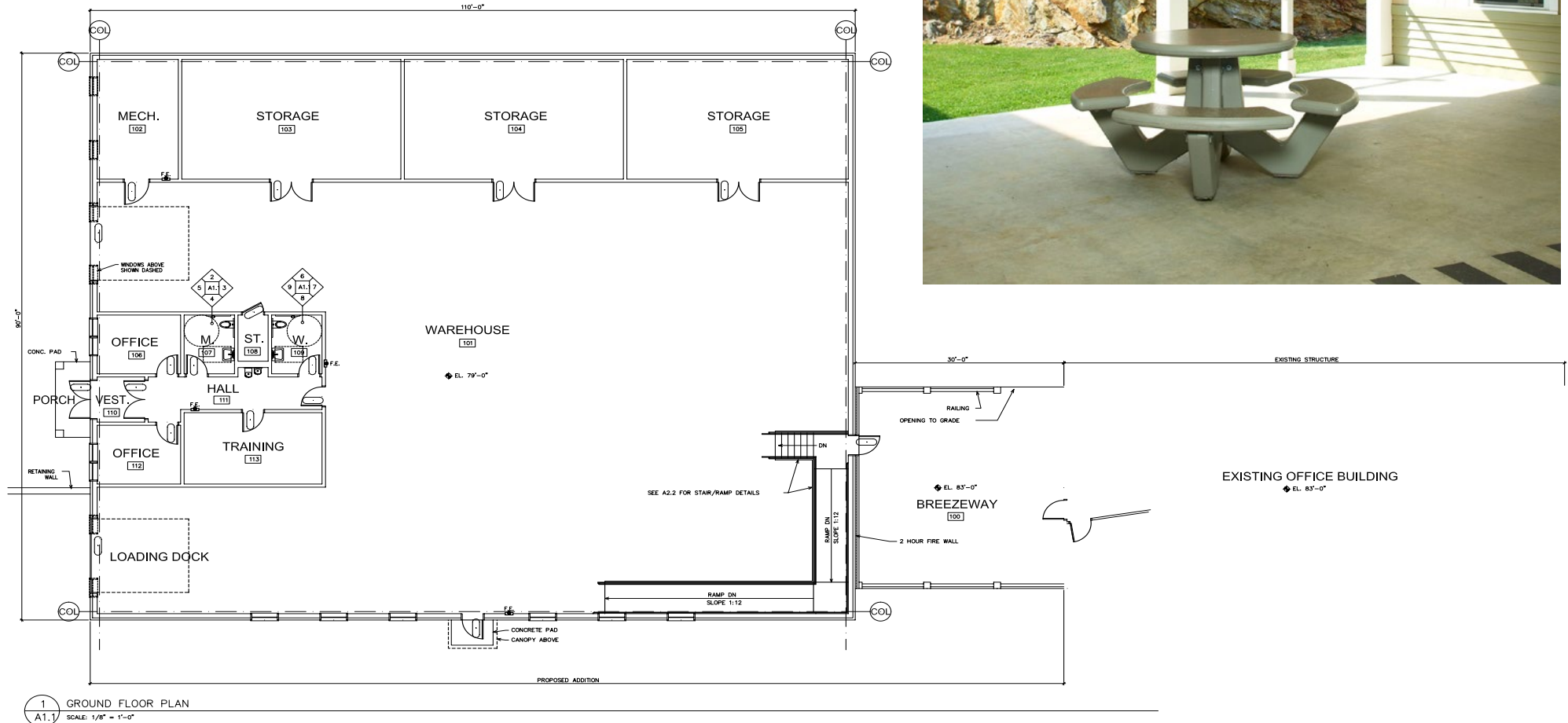
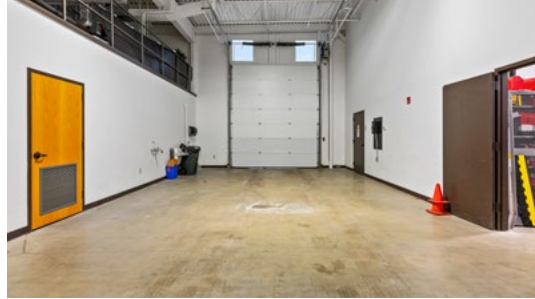
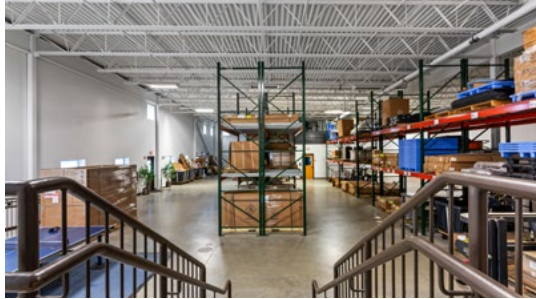
SITE SURVEY



FLOOR PLANS | OFFICE



FLOOR PLANS | LOGISTICS CENTER



AREA OVERVIEW

U.S. Route 1 in Falmouth serves as the town's primary commercial corridor and one of the most strategically positioned suburban retail and service districts in the Greater Portland region. Located just 4 miles north of downtown Portland, the corridor offers a blend of accessibility, strong demographics, and an established business environment.

Falmouth sits at the intersection of several of southern Maine's most important transportation routes, including I-295 and the Maine Turnpike (I-95), providing seamless connectivity to Portland, coastal communities, and inland markets.

Route 1 itself functions as a key commuter and local traffic artery, with steady daily traffic and consistent visibility for businesses, while also serving as a connector between Portland and communities to the north.

The area is also supported by regional transit service and proximity to the Portland International Jetport (approx. 20 minutes), enhancing accessibility for both employees and customers.

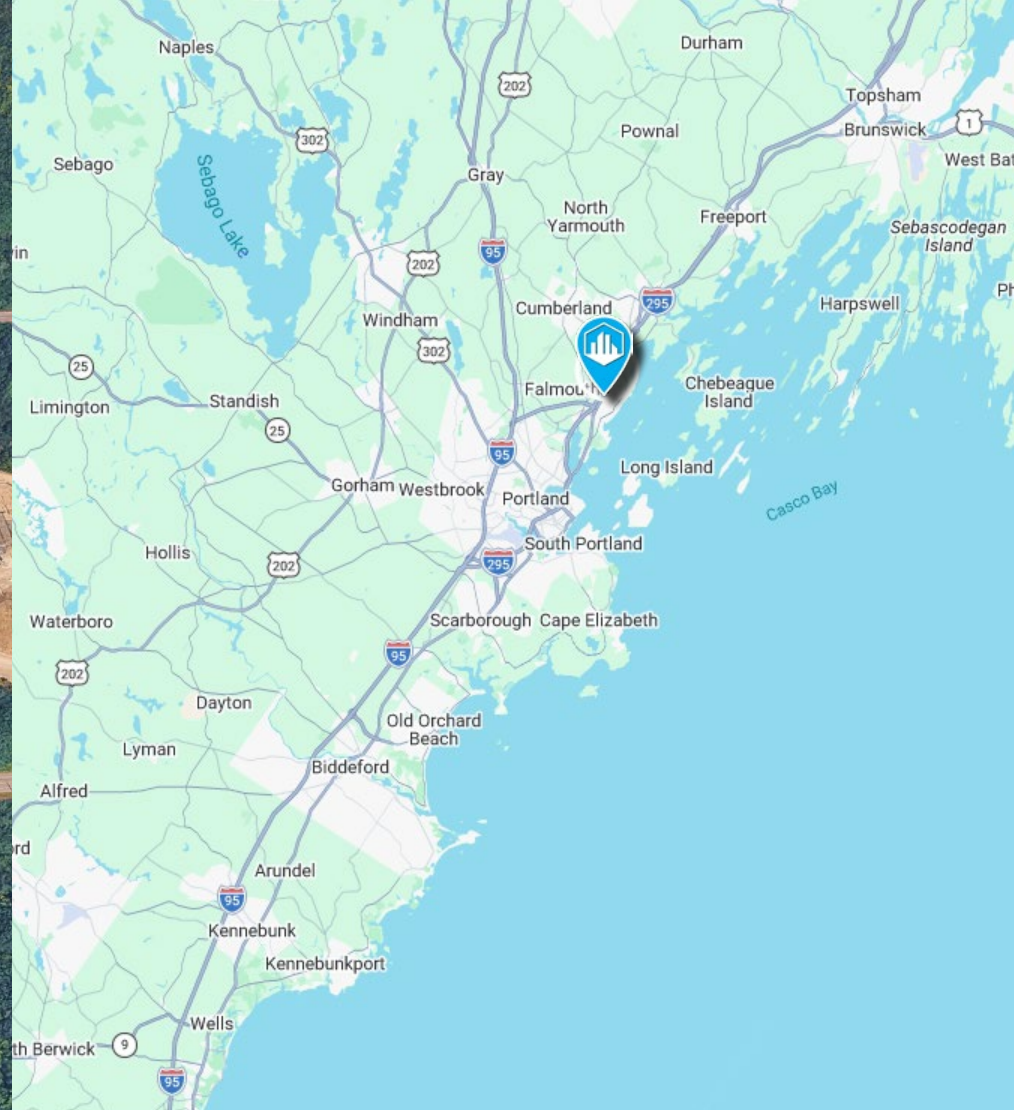
Falmouth is one of southern Maine's most affluent communities, with:

- High household incomes (often exceeding \$130K–\$150K within a 3-mile radius)
- Strong home values and purchasing power
- A stable, professional population base

Importantly, Falmouth functions not just as a residential suburb but as an employment center, with more workers commuting into town than leaving each day—driving consistent daytime population and commercial demand.



- Located just minutes from Exits 10 & 11 of I-295 and the Falmouth Spur Road to the Maine Turnpike
- Approximately 1 mile from the restaurants, shops and gym facility at the Falmouth Shopping Center



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