# FOR LEASE | OFFICE SPACE

## 360 OLD COUNTY ROAD, ROCKLAND, ME 04841





## PROPERTY HIGHLIGHTS

- Modern single-story multi-tenanted office building available for lease.
- Space is set up with eighteen (18) private offices, (1) conference room, (1) training room, kitchen area + staff lounge, as well as four (4) restrooms and a shower.
- 88 parking spaces on-site.
- 6,750± SF suite that can be subdivided to 3,000± SF (see broker for details).

**LEASE RATE: $12.00/SF MG**
**$16.00/SF MG, for subdividing the space to 3,000± SF**

THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

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## PROPERTY DETAILS

| | |
|---|---|
| **OWNER** | L&W Realty, LLC |
| **MAP/BLOCK/LOT/UNIT** | 079/A/000007 |
| **BOOK & PAGE** | 4985 & 0080 |
| **ZONING** | RR1 |
| **YEAR BUILT** | 1984, 2011 Full Building Renovation |
| **BUILDING SIZE** | 15,600± SF |
| **# OF STORIES** | One (1) |
| **SUITE SIZE** | 6,765± SF |
| **MIN DIVISIBLE/ MAX CONTIGUOUS** | 3,000± SF / 6,765± SF |
| **SUITE #** | Two (2) |
| **TOTAL LAND AREA** | 4.19± Acres |
| **OFFICE CLASS** | Class A |
| **HEATING/COOLING** | LP Gas System & Central Air |
| **WATER/SEWER** | Municipal |
| **POWER** | Three Phase, 300 AMPs |
| **RESTROOMS** | Yes, Private in Space / Four (4) Total + Shower |
| **PARKING** | On site, in common, 88 total spaces |
| **LOT FRONTAGE** | 343’ |
| **TRAFFIC COUNT** | 9,460 MDOT, 2025 (Higher During Summer Season) |
| **DATE AVAILABLE** | Available Now |
| **OTHER BUILDING TENANTS** | Bureau of Motor Vehicles and Department of Corrections |
| **AREA BUSINESSES** | Home Depot, Walmart, Lowes, Dunkin Donuts, Tractor Supply Co, McDonald’s |
| **AREA AMENITIES** | Rockland Animal Hospital, Flagship Cinemas, Oceanside High School, Mia Bella Day Spa, Rockland Golf Club |
| **LEASE RATE** | $12.00/SF MG<br>$16.00/SF MG, if subdivided to 3,000± SF |



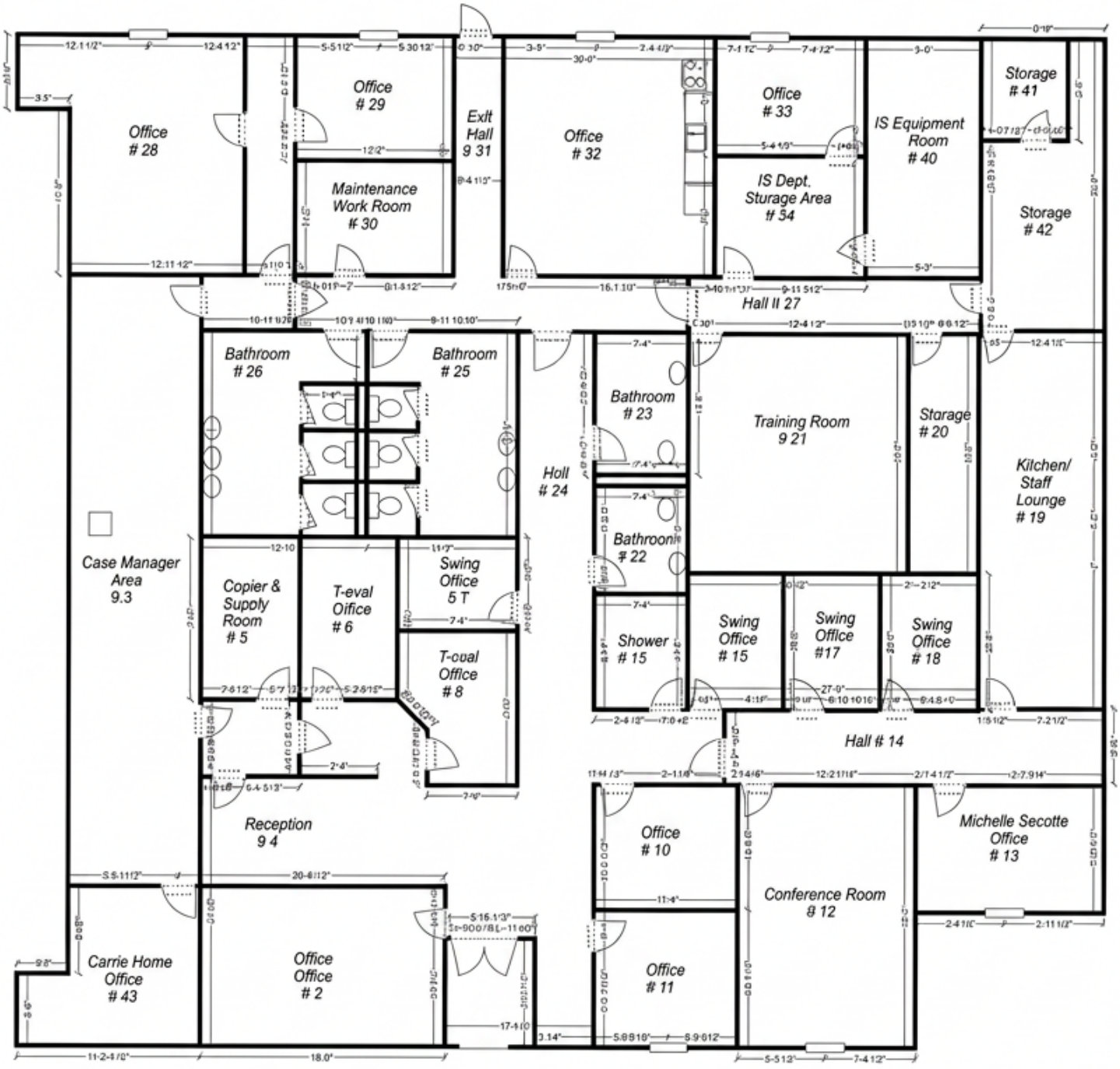






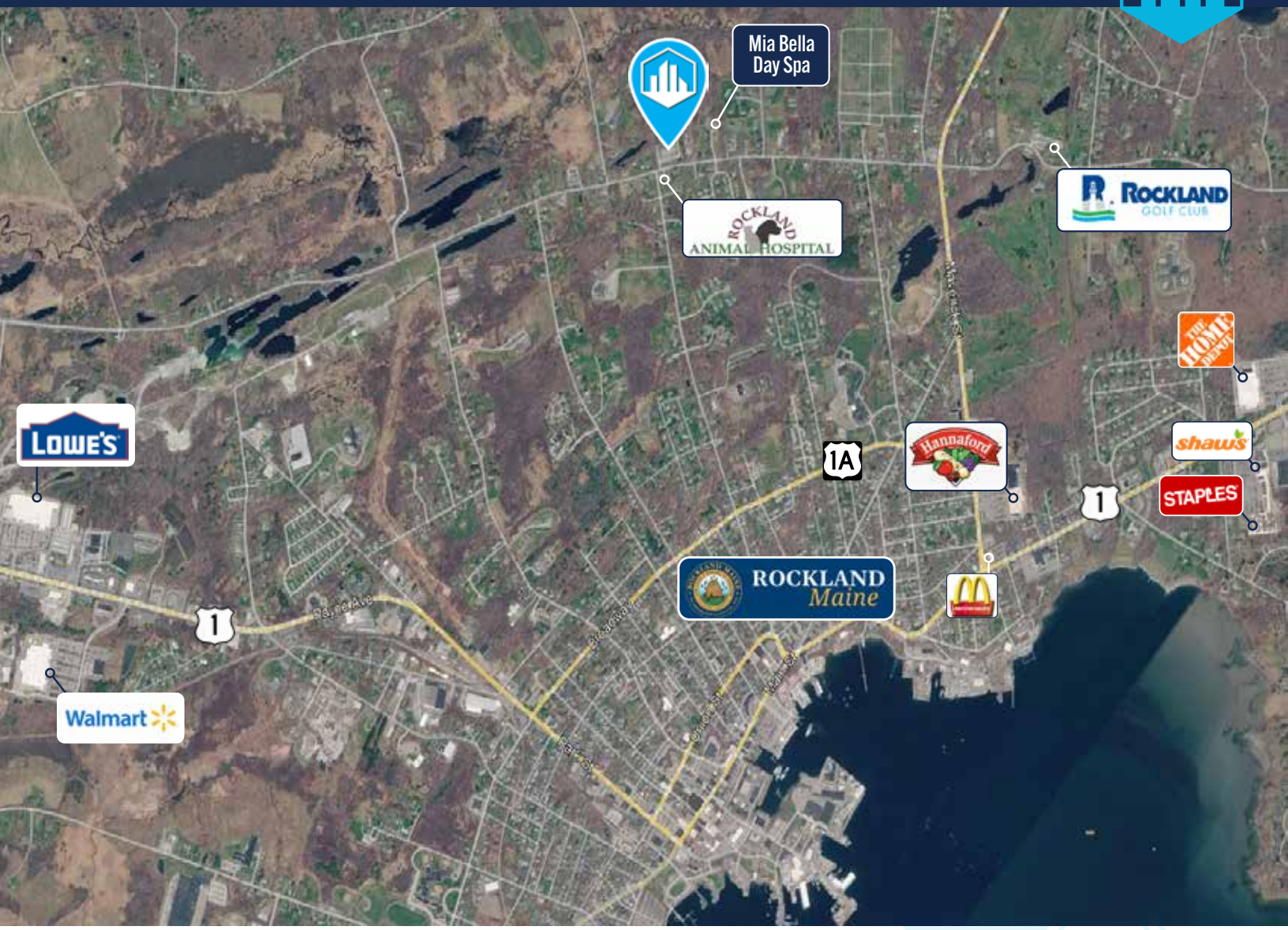


## FLOOR PLAN | SUITE 2



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## CONTACT US




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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.