

FOR LEASE | CLASS A DENTAL/MEDICAL SPACE

500 US ROUTE ONE, SUITE 101, YARMOUTH, ME 04096



PROPERTY HIGHLIGHTS

- 2,000± SF of first floor Class A dental/medical office space with an abundance of building frontage and natural light
- Four (4) existing operatory locations along with a reception area
- Minutes from both Yarmouth I-295 Exits 15 & 17
- Ample on-site parking at professionally managed building

LEASE RATE: \$20.00/SF NNN





PROPERTY DETAILS

OWNER	500 US ROUTE ONE YARMOUTH, LLC
ASSESSOR'S REFERENCE	Map 37, Lot 5
DEED REFERENCE	Book 32873, Page 0208
ZONING	CD4-C Village Center Character District - Commercial
SPACE AVAILABLE	Suite 101: 2,000± SF
DATE AVAILABLE	Immediately
BUILDING SIZE	19,048± SF
YEAR BUILT	2010
LOT SIZE	1.33± acres
HEATING/COOLING	Natural Gas heat, Central A/C
UTILITIES	Municipal water & sewer
SPRINKLERS	Yes, wet system
RESTROOMS	Exclusive and in-common
PARKING	Ample on-site
TRAFFIC COUNT	10,910 vehicles/day (MDOT 2022)
BUILDING TENANTS	Alexander & Schmidt, Smith & Associates, Wellness Chiropractic
AREA BUSINESSES	Walgreens, Clayton's Café, Romeos Pizza, Bath Savings, Pratt Abbott, & more
LEASE RATE	\$20.00/SF NNN



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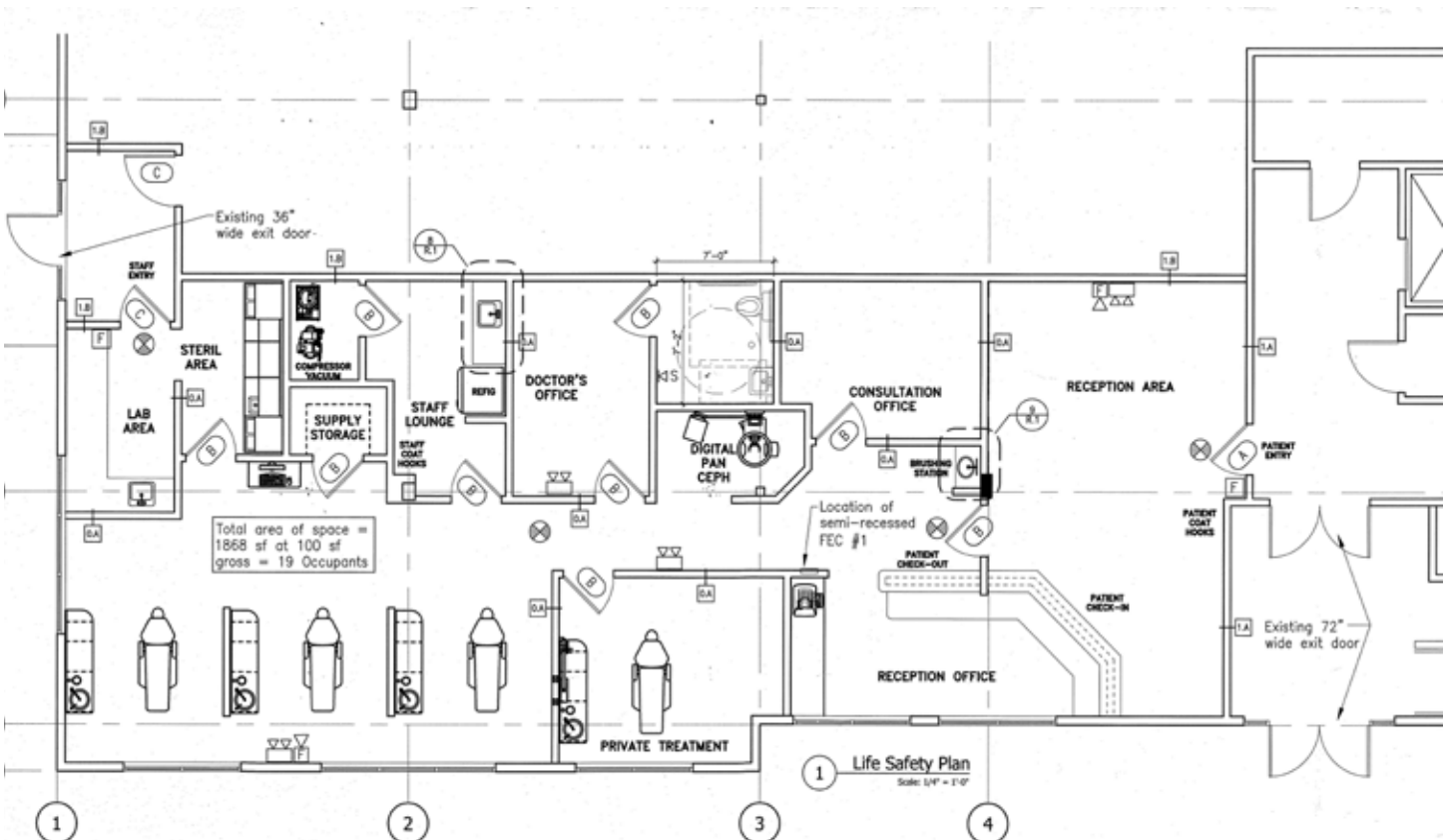
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PROPERTY PHOTOS



FLOOR PLAN



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CONTACT



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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.

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🌐 BOULOS.COM