

FOR LEASE • OFFICE SPACE

Red Mill • 11 Bowdoin Mill Island • Topsham, ME



1,408± SF OFFICE SPACE

- Layout consists of reception area, 3 treatment rooms and private restroom
- Located right over the bridge from busy downtown Brunswick
- High visibility across the Androscoggin River and close to I-295 (Maine Turnpike)

LEASE RATE: \$17.75/SF NNN



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PROPERTY SUMMARY

Red Mill • 11 Bowdoin Mill Island • Topsham, ME



Site Info

OWNER:	Bowdoin Mill Associates, LLC
DEED:	Book 1626, Page 63
ASSESSOR:	Map U02, Block 3, Lot 4
LOT SIZE:	0.39± AC
SIGNAGE:	Exterior building signage & building directory
PARKING:	6 spaces on-site (3 in East lot & 3 in West lot)
ZONING:	LV - Lower Village



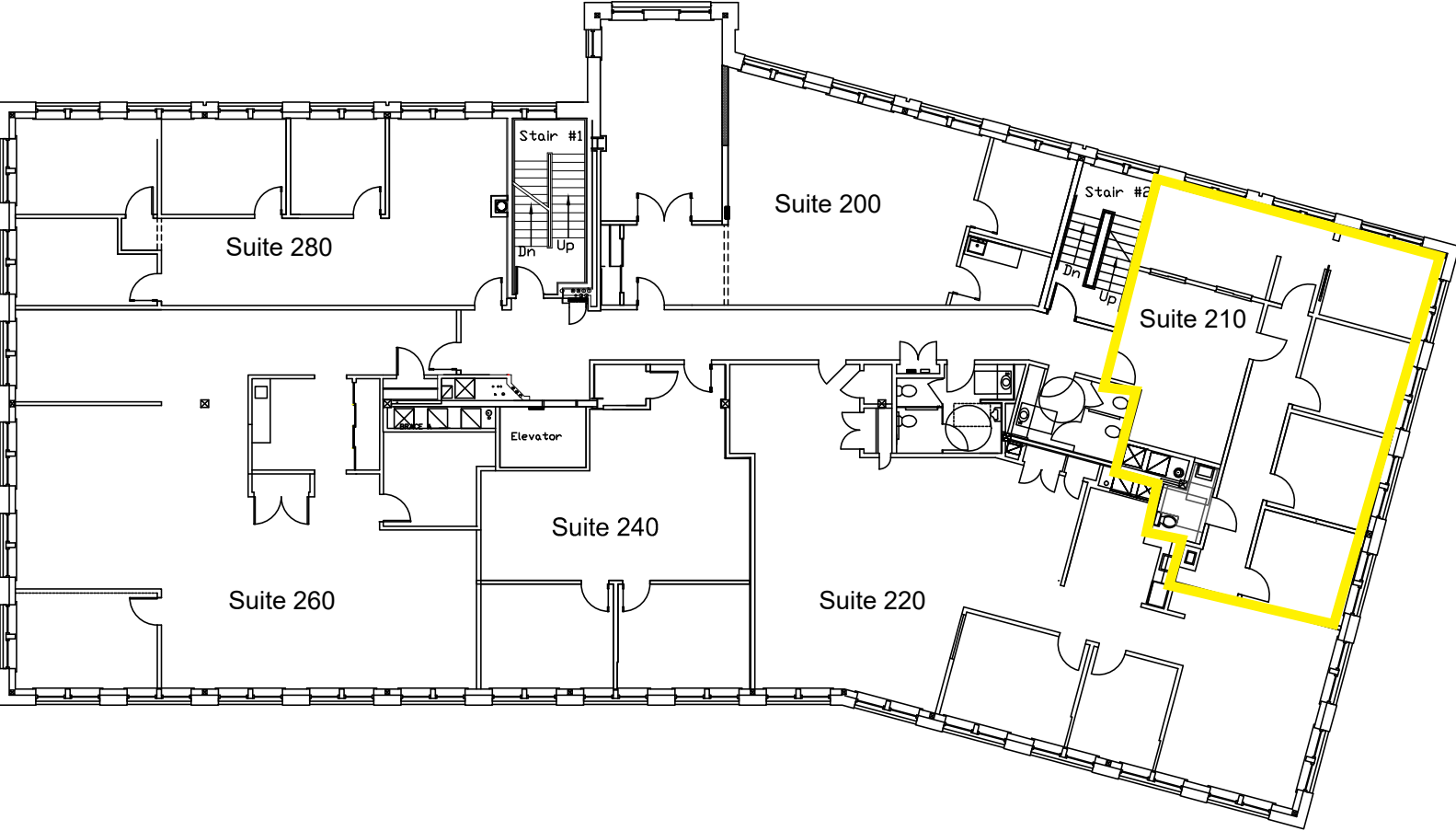
Building Info

BUILDING SIZE:	36,334± SF
AVAILABLE SPACE:	Suite 210 - 1,408± SF
YEAR BUILT:	2007
CONSTRUCTION:	Steel
SIDING:	Brick
FLOORING:	Mixed
HVAC:	Gas/electric rooftop units with economizers, to provide heating and cooling to VAVs in the suites
UTILITIES:	Municipal water/sewer
ELEVATOR:	Yes
RESTROOM:	One (1) plus common restrooms on each floor
SPRINKLER:	Wet system
CAMS:	\$6.58/SF est. 2026



FLOOR PLAN

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LOCATION MAP

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