

FOR SUBLEASE | PROFESSIONAL OFFICE SPACE

46 FIRST PARK DRIVE, OAKLAND, ME 04963



PROPERTY HIGHLIGHTS

- 5,000± SF second floor suite available for immediate occupancy
- Highly accessible location just minutes from I-95, located in the First Park Drive Business Park
- Conveniently located near Colby College, area healthcare providers, and major employers
- Abundant on-site parking

LEASE RATE: \$16.00/SF NNN



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PROPERTY DETAILS

OWNER	Sn'P Properties, LLC
SUBLESSOR	One River CPAs
ASSESSOR'S REFERENCE	006-104
YEAR BUILT	2002
BUILDING SIZE	11,326± SF
SPACE AVAILABLE	5,000± SF (Second floor)
DATE AVAILABLE	Immediately
SUBLEASE EXPIRATION DATE	12/31/2027
LOT SIZE	3.78± acres
LOT FRONTAGE	400'
HEATING/COOLING	Gas heat, Central Air
UTILITIES	Municipal water and sewer
POWER	3-phase
SPRINKLERS	Yes, wet system
INTERIOR OFFICE SPECS	Elevator access, LED lighting, two (2) restrooms
PARKING	On-site
AREA BUSINESSES	F.W. Webb, Central Maine Ford, Marden's, Dunkin', Mid-Maine Marine, Washville, McDonald's, Aubuchon Ace Hardware
BUILDING TENANTS	LPL Financial & Maine Health
NNN EXPENSES	TBD
LEASE RATE	\$16.00/SF NNN

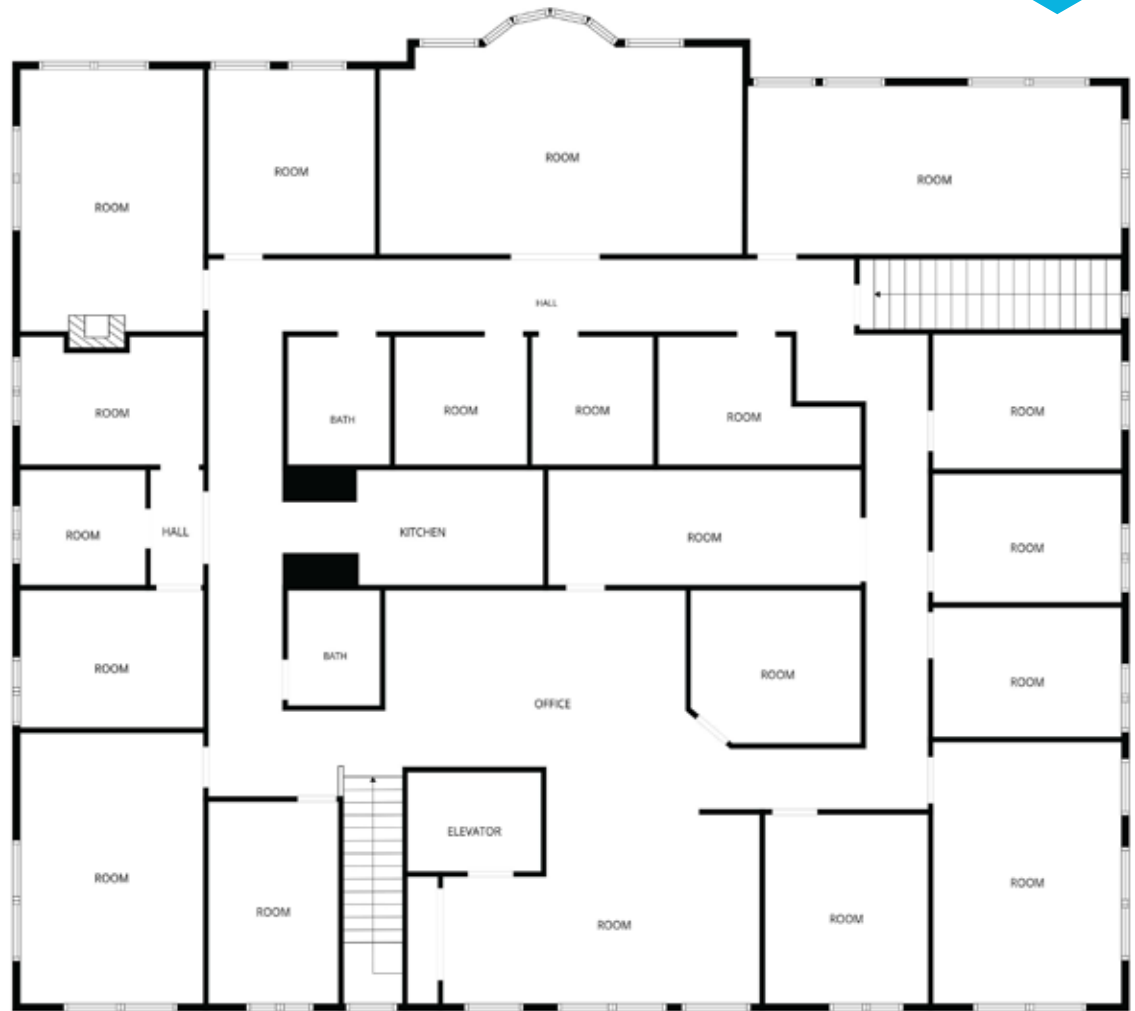


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FLOOR PLAN



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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.