

FOR LEASE | PRIME OFFICE SPACE

494 US ROUTE ONE, YARMOUTH, ME 04096



PROPERTY HIGHLIGHTS

- 1,150± SF - 4,764± SF office space available on busy Route One in Yarmouth
- Unique space featuring tall ceilings, skylights, outdoor patio, kitchenette & more
- Flexible layouts available, see broker for details
- Convenient access to I-295 and downtown Yarmouth

LEASE RATE: \$14.25/SF NNN



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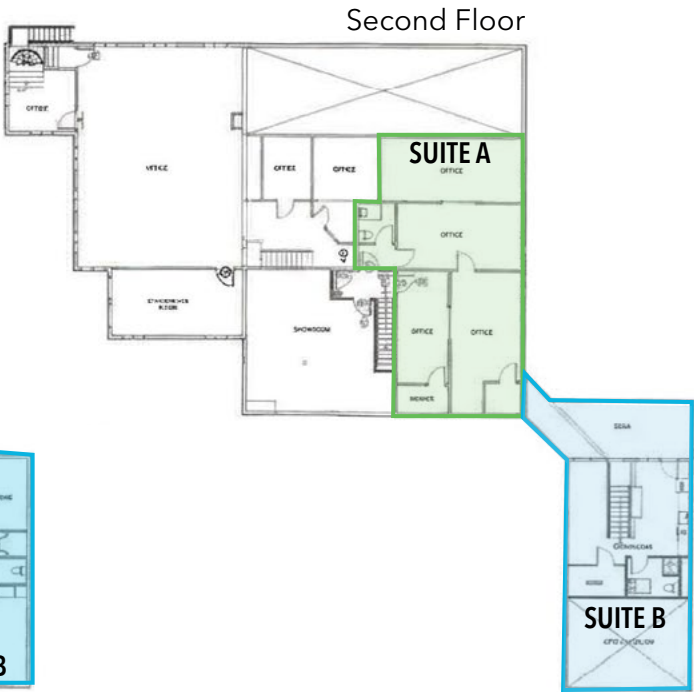
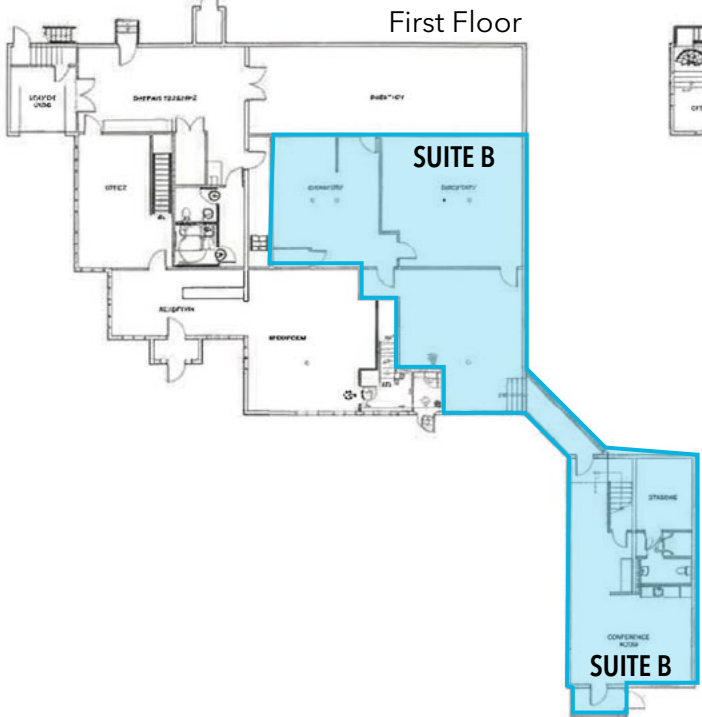


PROPERTY DETAILS

OWNER	494 US-1 LLC
ASSESSOR'S REFERENCE	37/9
REGISTRY OF DEEDS	34066/279
YEAR BUILT	1983
BUILDING SIZE	9,893± SF
SUITE SIZE	Suite A 1,150± SF Suite B 3,614± SF
MIN DIVISIBLE	1,150± SF
MAX CONTIGUOUS	4,764± SF
TOTAL LAND	.83± Acres
ZONING	CD4-C – Commercial District
HEATING/COOLING	Oil furnace, electric baseboard
UTILITIES	Pro Rata Share - Paid as part of CAM
WATER/SEWER	Municipal
SPRINKLERS	None
RESTROOMS	Two (2)—one features a full shower
PARKING	On site & in common
TRAFFIC COUNT	12,117 (MDOT, June 2022)
DATE AVAILABLE	Immediately
OTHER BUILDING TENANTS	Maine Technical Source, Maine DOT
AREA AMENITIES	Town Hall, Travis Roy Arena, Yarmouth High School, Merrill Memorial Library
LEASE RATE	\$14.25/SF



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.