

FOR LEASE

MEDICAL/OFFICE SPACE

45 Forest Falls Dr., Suite 1-A Yarmouth, Maine



PROPERTY:	45 Forest Falls Drive	LOCATION:	45 Forest Falls Dr., Suite 1-A Yarmouth, Maine
AVAILABLE SPACE:	2,400 sf +/-	AVAILABILITY:	Immediately
PROPERTY USE:	Professional Medical/ Office Space	ZONING:	CD4-C
RENTAL RATE:	\$15.00/sf NNN	LEASE TERM:	1 – 5 Years

Presented By:

AKERS ASSOCIATES, INC.
408 FORE STREET
PORTLAND, MAINE
207-774-8300

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Property Summary

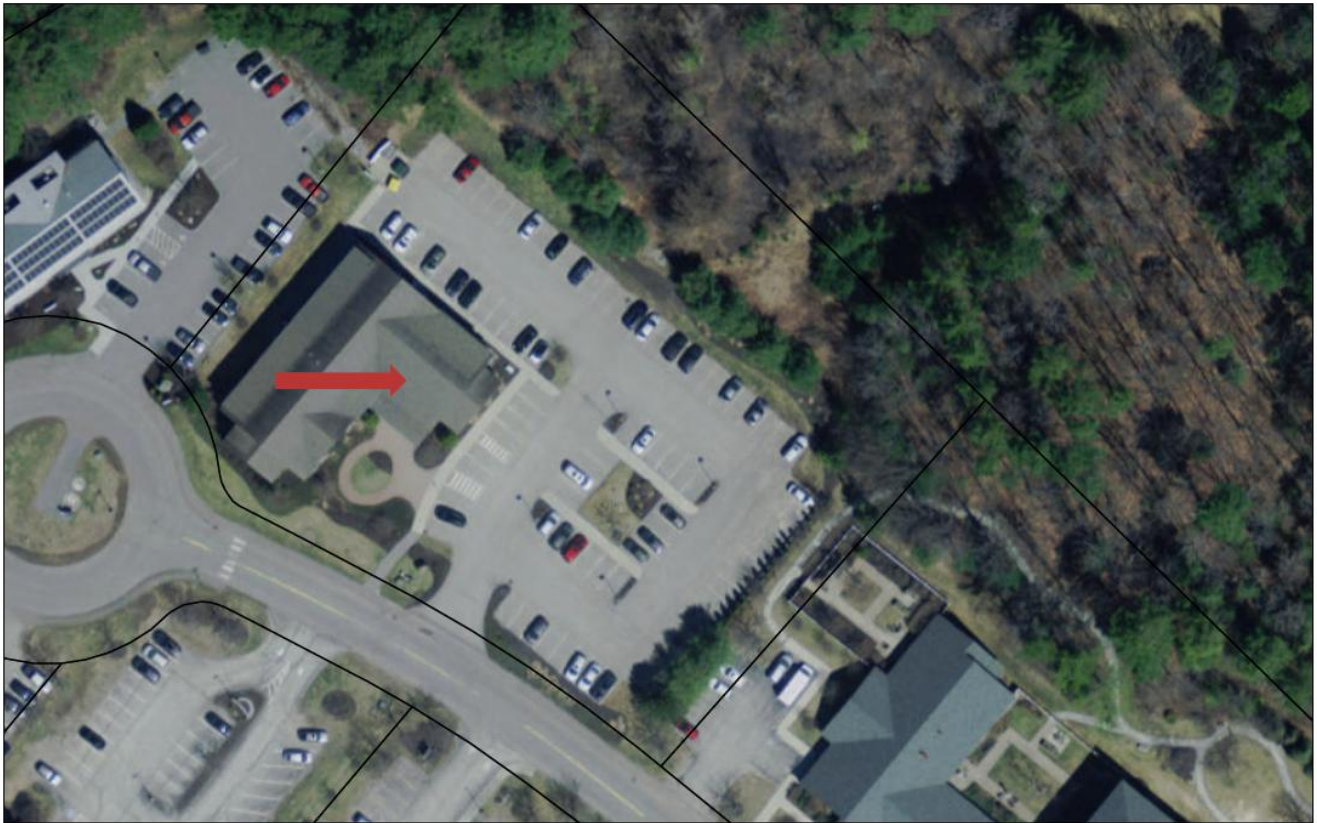
45 Forest Falls Drive, Suite 1-A in Yarmouth, Maine is part of a multi-use professional medical/office condominium building situated off of US Route 1 and Interstate 295 highway. The property is located on 1.6 acres of land with on-site, paved shared parking. The available Class A space is located on the ground floor of the property ideally situated for professional medical/office space. The space consists of large open space, reception and waiting area, oversized kitchenette and 2 private handicapped bathrooms.



ADDRESS:	45 Forest Falls Drive, Suite 1-A, Yarmouth, ME	CONSTRUCTION:	Wood Clapboard
OWNER:	Rocks Edge, LLC	MAP/LOT:	011/001/002/0A1
ZONE DISTRICT:	CD4-C	INTERIOR FINISHES:	Sheetrock Painted Walls, Acoustical Ceilings
SITE SIZE:	1.6 +/- Acres	ROOF:	Shingled - Pitched
PARKING:	Paved - Abundant Shared	UTILITIES:	Public Water & Sewer, Electricity, Propane Gas Heat
HVAC:	Propane & Electricity Separately Metered	HEAT & ELECTRICITY:	Separately Metered, Tenant's Expense
FLOORING:	Wood Laminate & Carpeting	RESTROOMS:	Two Private Handicapped Bathrooms

SITE PLAN

Town of Yarmouth Public Map Viewer



11/15/2024, 11:33:07 AM

 Parcels

1:1,128
0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km
Maxar, Microsoft, Town of Yarmouth

Public User
Town of Yarmouth