

FOR LEASE | PROFESSIONAL OFFICE SPACE

254 GODDARD ROAD, LEWISTON, ME 04240



PROPERTY HIGHLIGHTS

- 927± SF first-floor office suite available for lease
- Flexible three-room office layout ideal for a variety of professional users
- Abundant on-site parking and convenient access to I-95
- Available for occupancy beginning October 1, 2026

LEASE RATE: \$1,950/Month Gross



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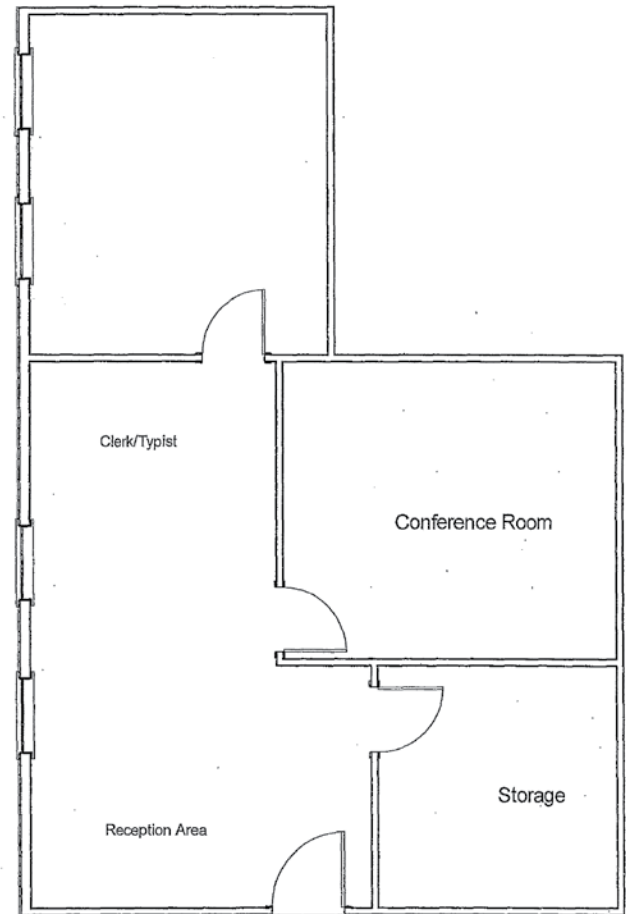
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PROPERTY DETAILS

OWNER	M L & W ENTERP INCORPORATED
ASSESSOR'S REFERENCE	Map 153, Lot 013
DEED REFERENCE	Book 7035, Page 78
SPACE AVAILABLE	927± SF
DATE AVAILABLE	October 1, 2026
BUILDING SIZE	10,584± SF
YEAR BUILT	1996
LOT SIZE	3.21± AC
LOT FRONTAGE	100'
ZONING	UE - Urban Enterprise District
UTILITIES	Municipal water and sewer
RESTROOMS	Common
PARKING	On-site
AREA BUSINESSES	Walmart Distribution Center, Cash Energy, US Army National Guard, Continuum Health Services, Autopart International, FedEx, Chick-A-Dee of Lewiston
AREA AMENITIES	Bates College, Pettengill Academy, Central Maine Medical Center, St. Mary's Regional Medical Center, Central Maine Community College, The Colisee
LEASE RATE	\$1,950/MONTH GROSS

FLOOR PLAN



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PROPERTY PHOTOS



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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.