

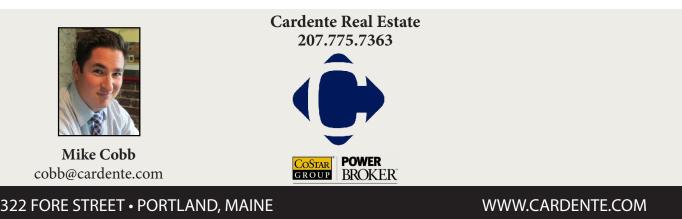


REAL ESTATE Commercial / Investment Brokerage



## OFFICE/RETAIL SPACE ON THE ROYAL RIVER

**Cardente Real Estate** is pleased to offer for lease professional office suites located at Lower Falls Landing in Yarmouth. Situated between Yankee Marina and the Yarmouth Boat Yard, Lower Falls Landing offers beautiful marina and Royal River views. Originally constructed as a cannery, the property was completely redeveloped to Class A office and retail space. Amenities include central HVAC, quality office finishes, flexible open floor plans, ADA elevator/accessibility, and ample on site parking. Additionally, the Yarmouth Grillhouse restaurant is located on the 1st floor offering tenants direct access for lunch meetings by the water and fine dining at night. Marina views, high ceilings and beautiful original wood beams remain exposed giving the space historic charm. Conveniently located on Route 88, easily accessible to customers and is within a few minutes from US Route1.



Information furnished is from sources deemed reliable, but no warranty is made as to the accuracy thereof. All information should be independently verified. This Agency/Licensee represents the Seller's/Landlord's interest and, as such, has a fiduciary duty to disclose to the Seller/Landlord information which is material to the Sale/Lease, acquired from the Buyer/Tenant or any other source, except in cases of disclosed dual agency.



# For Lease

## **Property Details**

Property Address: Building Name: Total Buildings: Total Stories: Building Size: Building Class: Gross Land Area: Space Available: Min. Divisible: Max. Contiguous: Property Type:

Interior:

Zoning Heat:

106 Lafayette St., Yarmouth, ME Lower Falls Landing One(1)Three (3) 40,931± SF А  $5.10\pm$  Acres 15,555± SF 2,004± SF  $4,655 \pm SF$ Executive Suites, Office, Research & Development On site Exposed Wooden Beams Water Oriented Steam







### Lease Details Rate: \$14-\$16/SF NNN

Suite 1A:	<b>2,165</b> –4,330± sf	
Suite 1B:	2,200–4,650± sf	
Suite 2F:	LEASED	
Suite 2G:	LEASED	

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## **Demographic Statistics**

Proximity:	1 mile	3 miles	5 miles
Total Population:	2,760	11,269	25,154
Median Age:	46.45	45.99	45.64
Households:	1,184	4,681	9,994





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