



106 Lafayette Street • Yarmouth, Maine



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 Route 1.

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Property Details

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Property Address:	106 Lafayette St., Yarmouth, ME
Building Name:	Lower Falls Landing
Total Buildings:	One (1)
Total Stories:	Three (3)
Building Size:	40,931± SF
Building Class:	A
Gross Land Area:	5.10± Acres
Space Available:	15,555± SF
Min. Divisible:	2,004± SF
Max. Contiguous:	4,655± SF
Property Type:	Executive Suites, Office, Research & Development
Parking:	On site
Interior:	Exposed Wooden Beams
Zoning:	Water Oriented
Heat:	Steam



Lease Details

Rate: \$14-\$16/SF NNN

Suite 1A:	2,165-4,330± 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

