



**CARDENTE**  
 REAL ESTATE  
 Commercial / Investment Brokerage

For Lease

**81 BRIDGE STREET • YARMOUTH, MAINE**



**SPARHAWK MILL PROFESSIONAL OFFICES**

**Cardente Real Estate** is pleased to offer for lease professional office space at the Sparhawk Mill located in Yarmouth, Maine. Built right on the Royal River in 1857 by the Royal River Manufacturing Company, the Sparhawk Mill is truly a landmark property. During the property's redevelopment into office suites, the owners were careful to preserve the property's character and historic features including hardwood floors and bell tower, while also upgrading with new windows, stairways, heating units and high efficiency boilers. Amenities include ample on-site parking and amazing views. The Sparhawk Mill has a strong group of tenants, is located between the Village and US Route One, and is within walking distance to many restaurants and shops..

81 Bridge Street • Yarmouth, Maine



**Cardente Real Estate**  
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 207.775.7363



**Mike Cobb**  
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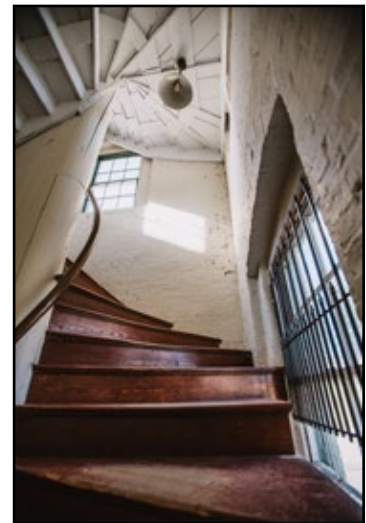
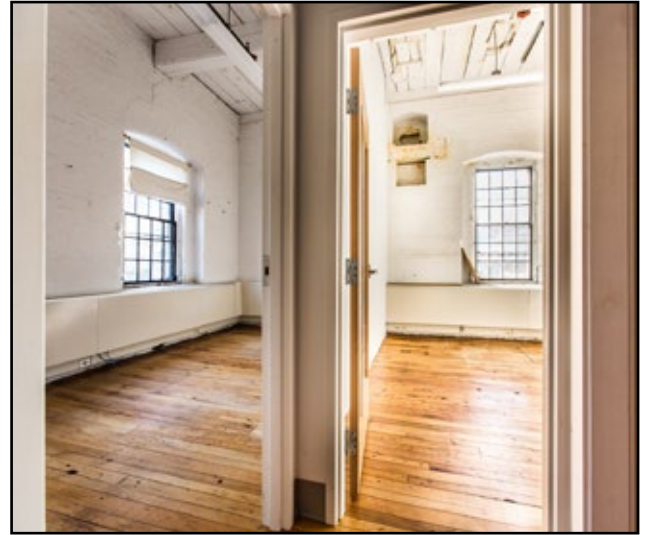
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81 Bridge Street • Yarmouth, Maine

**Property Details**

- Property Address:** 81 Bridge Street, Yarmouth, Maine
- Location:** On the Royal River
- Property Type:** Office
- Total Buildings:** One (1)
- Total Stories:** Four (4)
- Building Size:** 21,000± Square Feet
- Year Built:** 1857
- Lot Size:** 2.22± Acres
- Parking:** On-Site
- Exterior:** Brick Masonry
- HVAC:** New Natural Gas Heating System
- Electric:** 3 Phase 400 Amp
- Sprinklers:** Yes



**Lease Details**

- Landlord:** Sparhawk, LLC
- Unit 1:** 2,000–4,000± SF at \$14/SF/YR NNN **LEASED**
- Unit 2:** 300± SF at \$750/MO Gross **LEASED**
- Unit 3:** 700± SF at \$1,200/MO Gross
- Unit 4:** 2,013± SF at \$14/SF/YR NNN
- NNN Expenses:** \$3.75/SF

