



81 BRIDGE STREET • YARMOUTH, MAINE



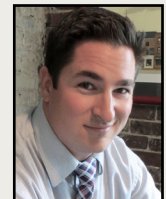
SPARHAWK MILL PROFESSIONAL OFFICE SPACE

Cardente Real Estate is pleased to offer for lease a professional office space at the Sparhawk Mill located in Yarmouth, Maine. Built in 1857 by the Royal River Manufacturing Company, the Sparhawk Mill is truly a landmark property. Situated right on the Royal River, this four-story historic building has an excellent group of tenants. 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. Amenities include ample on-site parking, two hydroelectric turbines, newly constructed stairway, and amazing views. Located in between the Village and US Route One. The Sparhawk Mill is easily accessible and within walking distance to many restaurants and shops.

81 Bridge Street • Yarmouth, Maine



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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
Zoning:	Commercial
Exterior:	Brick Masonry
HVAC:	New Natural Gas Heating System
Electric:	3 Phase 400 Amp
Sprinklers:	Yes

Lease Details

Landlord:	Sparhawk, LLC
Available Space:	Main Floor—5,159± SF
Lease Rate:	\$14/SF/YR NNN
NNN Expenses:	\$4/SF

