



**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:	<b>LEASED</b>
Suite 2G:	<b>LEASED</b>





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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

