



**CARDENTE**  
REAL ESTATE  
Commercial / Investment Brokerage

For Lease

189 Main Street • Yarmouth, Maine

**PREMIER OFFICE SPACE FOR LEASE IN  
YARMOUTH VILLAGE**



**1,500 +/- SQUARE FEET OF OFFICE SPACE**

Cardente Real Estate is pleased to offer for lease 1,500+/- SF of professional office space located in the Heart of the Village in Yarmouth, Maine. This beautiful second floor suite provides an open layout with domed ceilings complete with built-in workstations, a large conference room, kitchenette, and a private bathroom. Other amenities include onsite parking, highly visible signage seen from Route One & Main Street, and periodic details throughout. Located just minutes from I-295 and right off of US Route One, this is an ideal location for all types of office users looking for a signature location with an open space work environment. Join Gather Restaurant and others at this premier Main Street location.



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Matthew Cardente  
Designated Broker / Partner

Forbes | Real Estate Council



**POWER  
BROKER**



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Greg Perry  
Senior Broker / Partner

322 FORE STREET • PORTLAND, MAINE

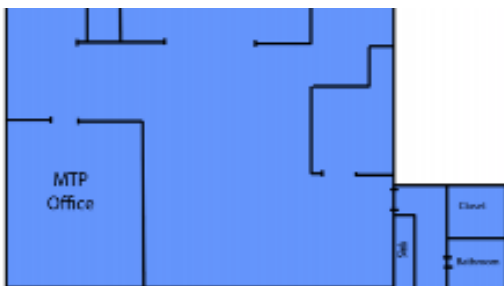
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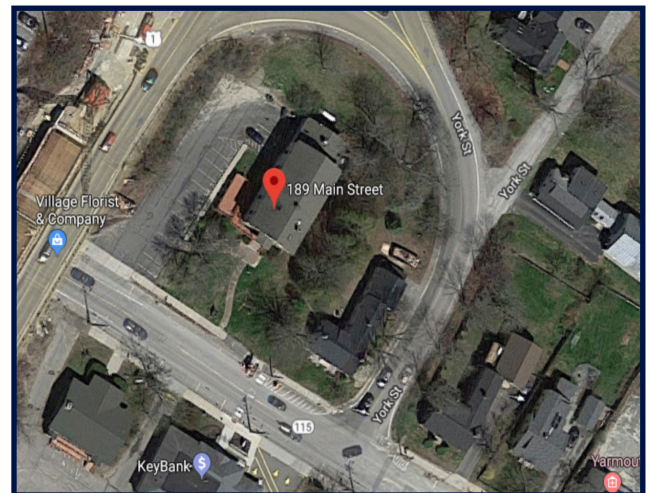


**Property & Lease Details**

Property Address:	189 Main Street, Yarmouth, ME 04096
Property Type:	Office
Floor:	2nd floor office
Owner:	189 Main Street Associates, LLC
Building Size:	6,039+/- SF
Year Built:	1870
Interior Description:	Open concept with built-in cubicles, conference room, kitchenette, and private bathroom.
Construction:	Wood frame
Signage:	Highly visible on building facing RT 1 & Large pylon signage facing Main Street
Parking:	Available Onsite
Utilities:	* Tenant is partially responsible for water, sewer, and property taxes*
Zoning:	Village District
Available Space:	1,500+/- SF
Lease Type:	Modified Gross
Lease Rate:	\$1,600 per Month Modified Gross
Lease Term:	1-5 Years
Availability:	Immediate



Sample Floor Plan of 189 Main Street

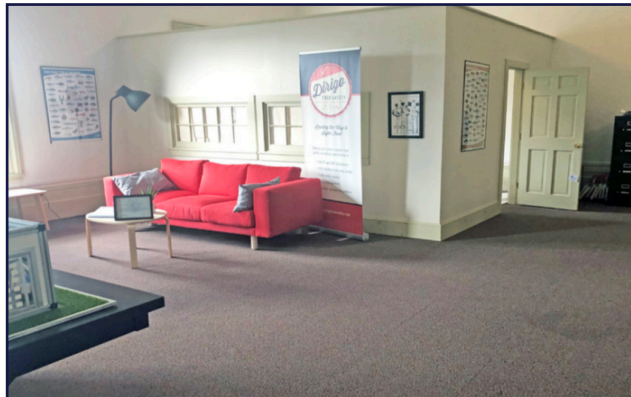
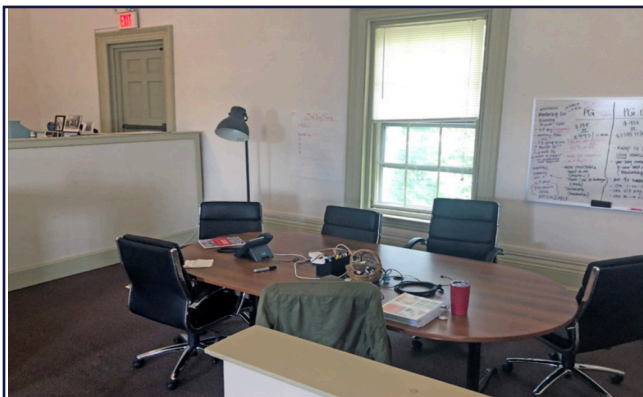


Aerial of 189 Main Street



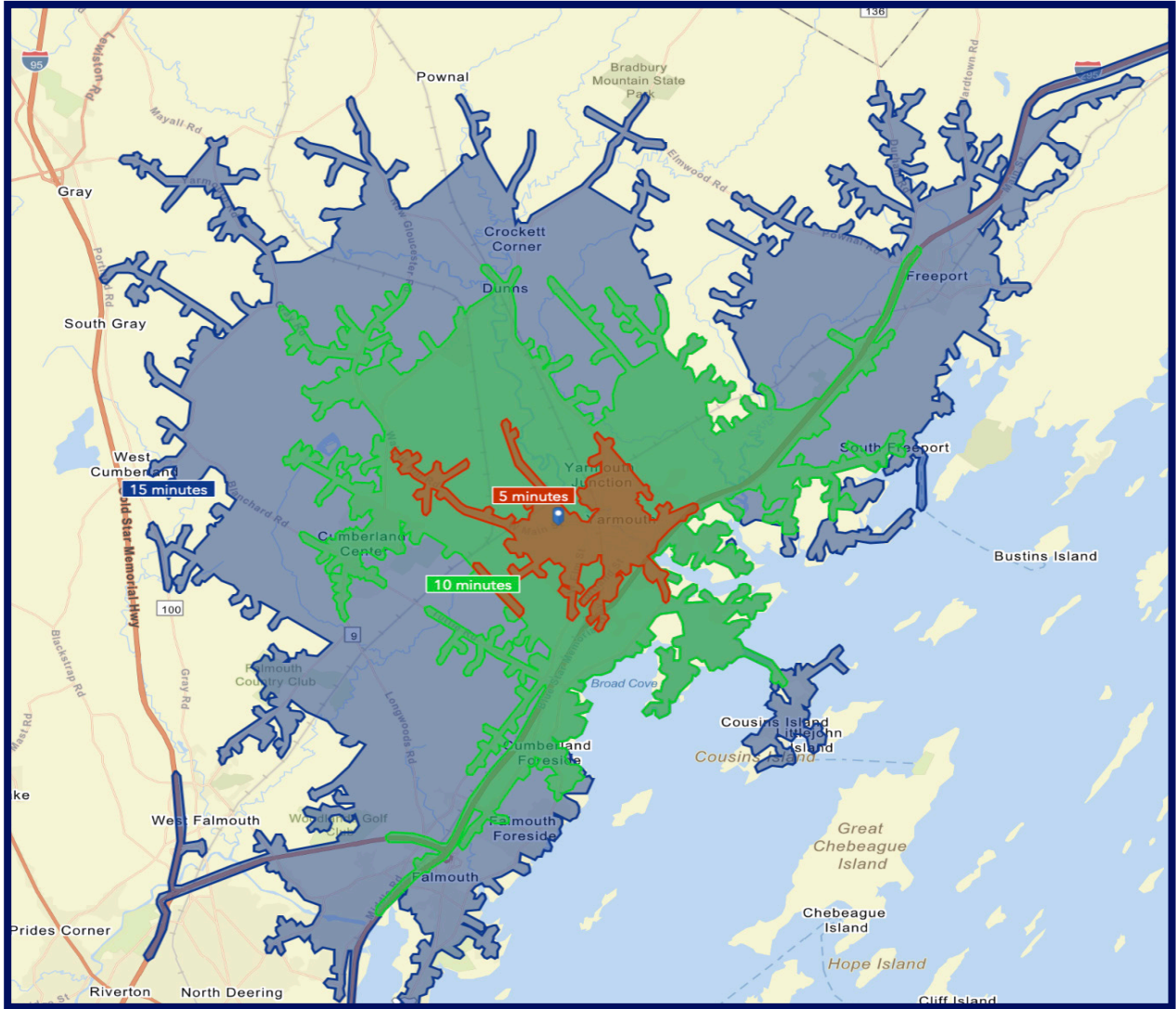
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**Photography**





**Drive Time Map Based 5, 10, & 15 Minutes From Site**



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