



CARDENTE
 REAL ESTATE
 Commercial / Investment Brokerage

For Lease

**ONE UNIT REMAINING AT YARMOUTH'S
 LANDMARK SPARHAWK MILL**



1,549-1,971+/- SF OF PREMIER OFFICE/GENERAL BUSINESS SPACE WITH VIEWS

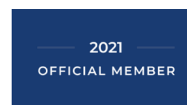
Cardente Real Estate is pleased to offer for lease two premier professional office/general business spaces at the Sparhawk Mill located in Yarmouth, Maine. Built in 1857 by the Royal River Manufacturing Company, the Sparhawk Mill is truly a landmark property. Situated right on the Royal River, this four-story historic building has undergone extensive renovations. During the property's redevelopment into office space suites, the owner was careful to preserve the property's character and historic features including the hardwood floors and the famous bell tower. Amenities include newly paved ample on-site parking, amazing views of the Royal River, easy interior & exterior egress, and direct access to US Route 1 and I-295. Located in the Village of Yarmouth, the Sparhawk Mill is within walking distance to many restaurants and shops as well as paths that run adjacent to the Royal River & Park.

81 Bridge Street • Yarmouth, Maine



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Property Details

Property Address:	81 Bridge St, Yarmouth, Maine
Location:	On the Royal River & one minute to US Route 1 & I-295.
Landlord:	Sparhawk, LLC
Property Type:	Office/General Business
Total Buildings:	One (1)
Total Stories:	Four (4)
Building Size:	21,000+/- SF
Year Built:	1857 (With extensive renovations)
Lot Size:	2.22+/- Acres
Parking:	Paved on-site parking.
Zoning:	Commercial
Exterior:	Brick Masonry
HVAC:	New Natural Gas Heating System
Electric:	3 Phase 400 Amp
Sprinklers:	Yes (wet)
Signage:	Pylon, interior & potential facade.

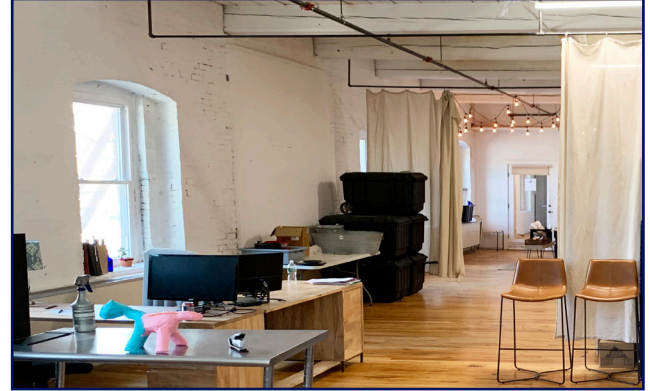


Lease Details

Landlord:	Sparhawk, LLC
Available Space:	Suite M202 (2nd Floor Bridge Street level): 1,971+/- SF- LEASED Suite M401 (4th Floor) : 1,549+/- SF
Interior Layout:	1st Floor - LEASED : Corner unit directly off Bridge Street with views of Royal River, open footprint with private bathroom. (See following pages for more details.) 4th Floor - Beautifully built open corner unit with conference room, kitchenette, views, shared access bathroom, and the outdoor patio deck facing the Royal River. (See following pages for more details.)
Lease Rate:	\$15.00/SF NNN
Estimate NNNs:	See Broker for more details
Availability:	Immediate



Bridge Street Level Corner Unit (2nd Floor)- Suite M202



- 1,971+/- SF corner unit overlooking the Royal River.
- Beautiful open space with high ceilings. Ideal for social distancing businesses.
- Direct access off of Bridge Street with Signage opportunities.
- 9 Operable windows facing the Royal River, Waterfall, & Bridge Street.
- Private bathroom & area for kitchenette.
- Wood floors with periodic details throughout.

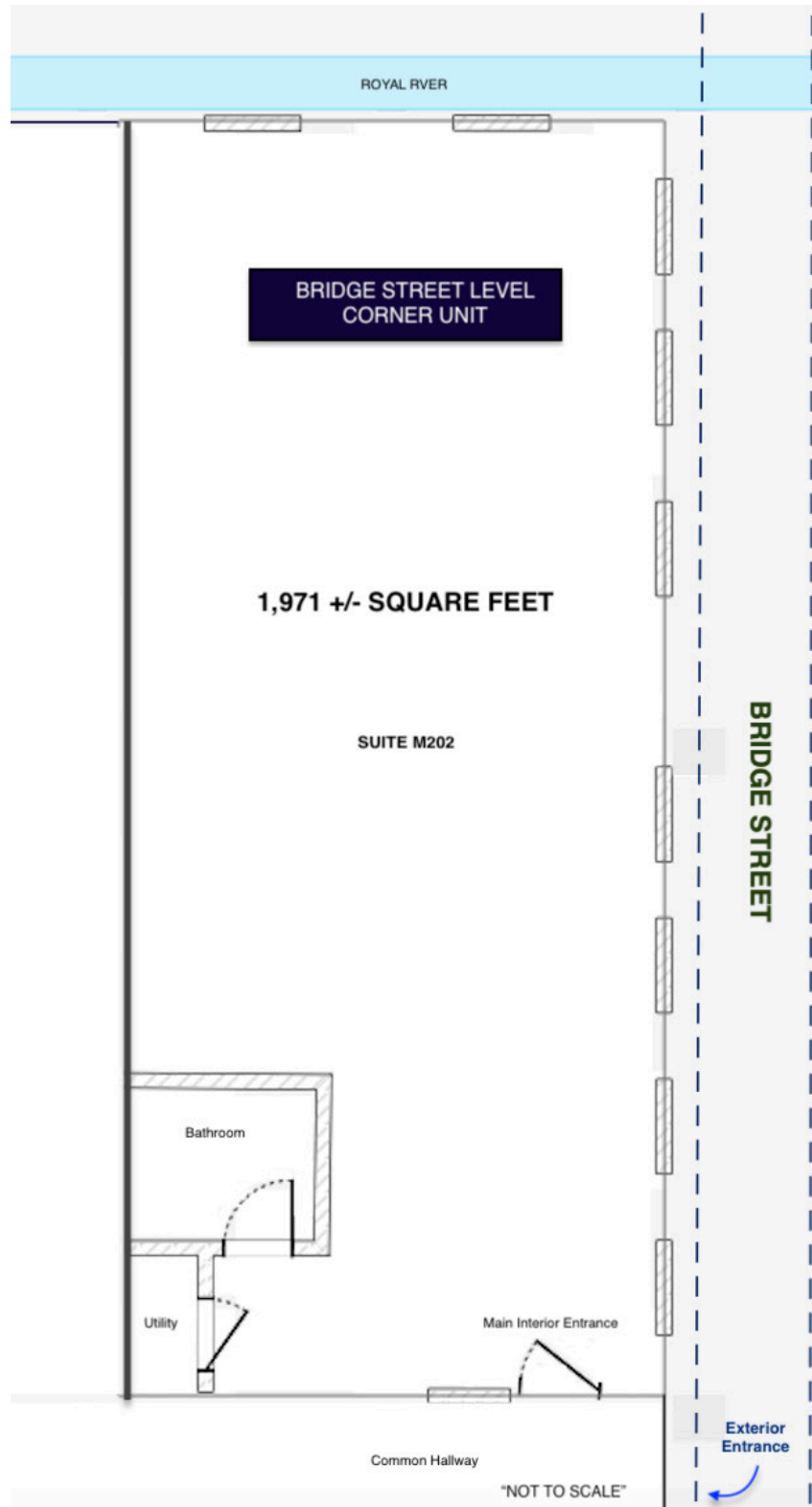
4th Floor Corner Unit- Suite M401



- 1,549+/- SF corner unit on top floor.
- Seven operable windows with views.
- Large conference room and open area for work stations, reception, & social distancing.
- Kitchenette with sink, wood floors, and high ceilings.
- Shared access to bathroom & patio deck overlooking Royal River.

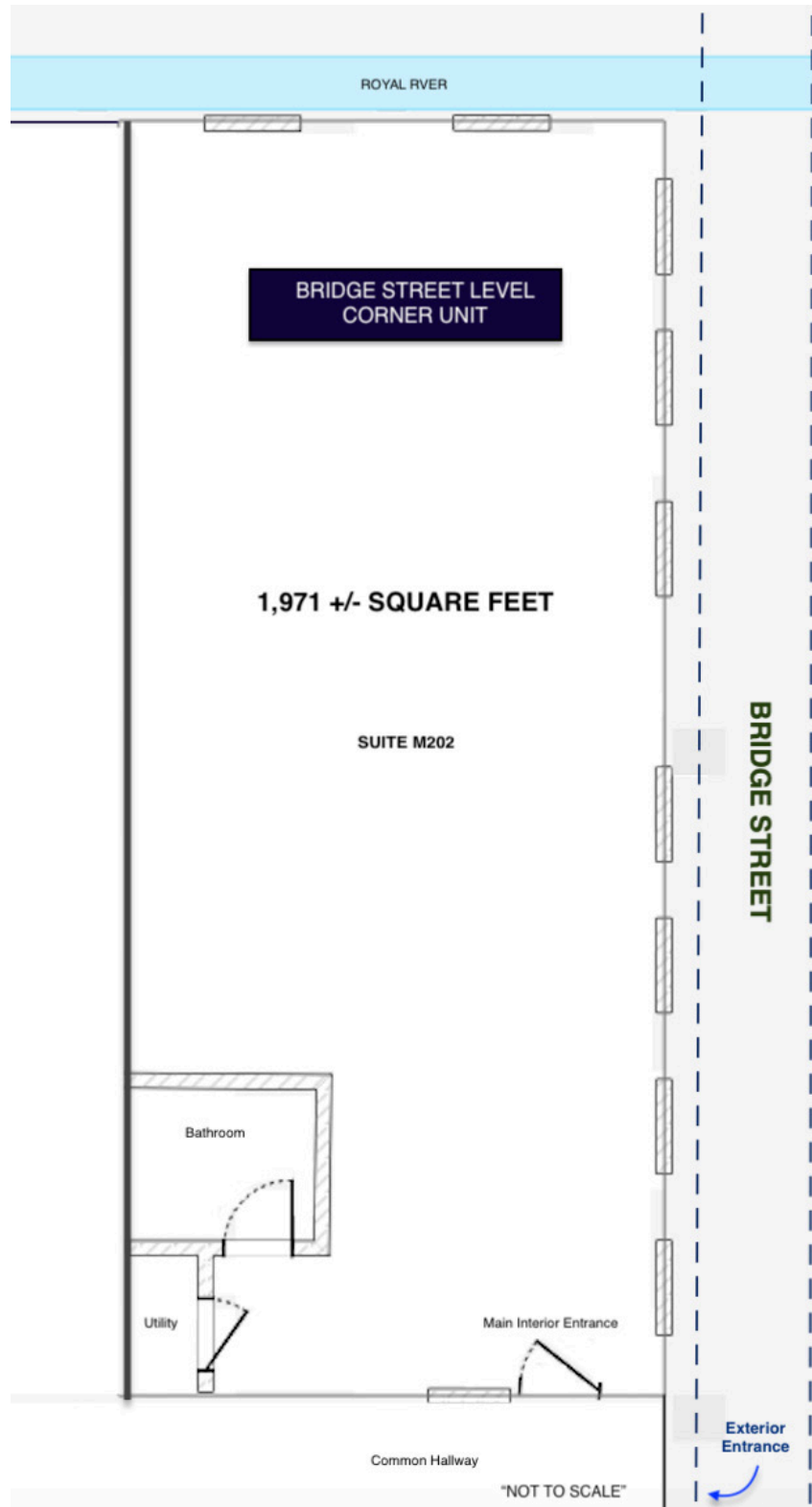


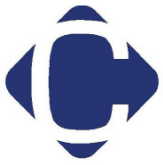
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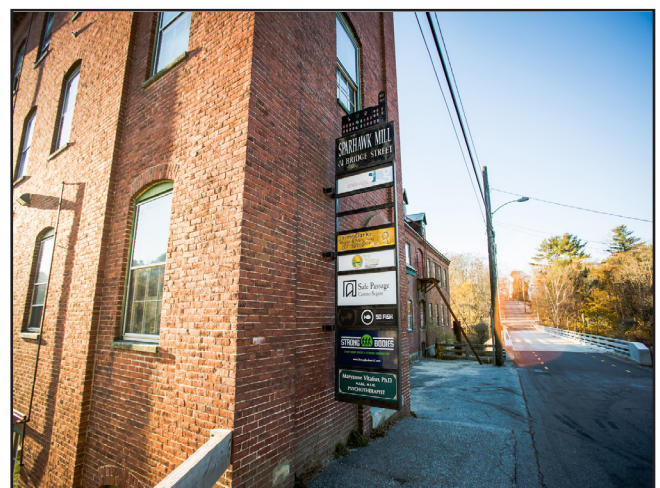
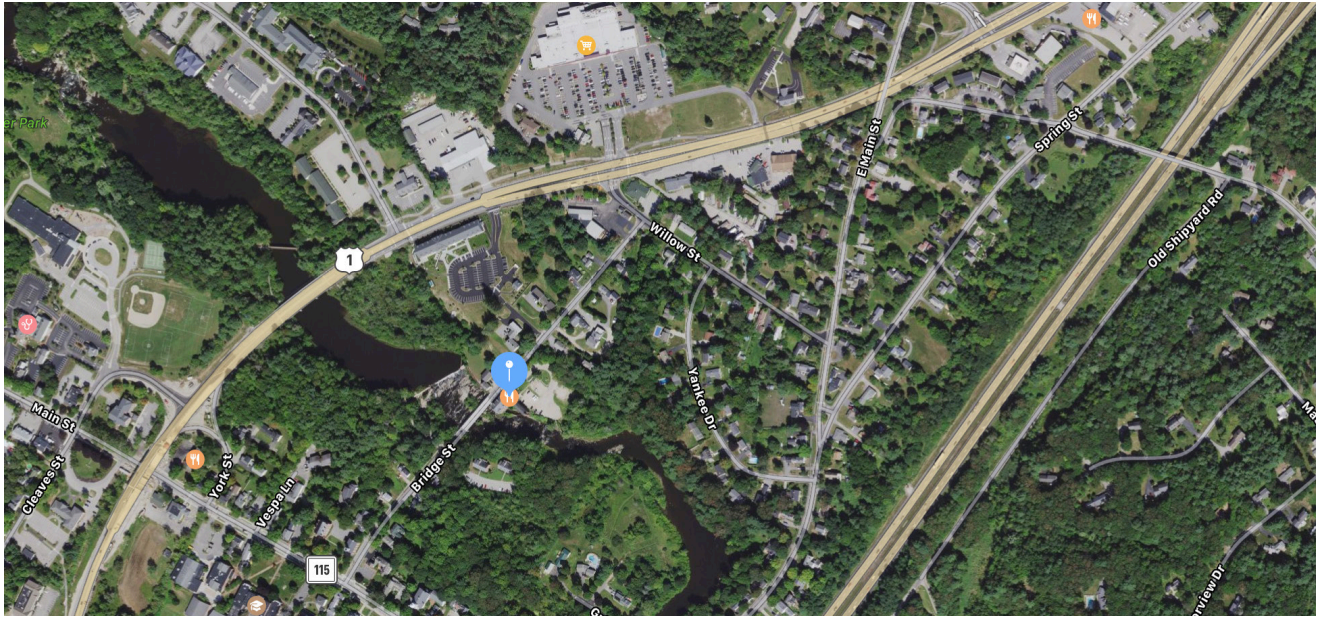


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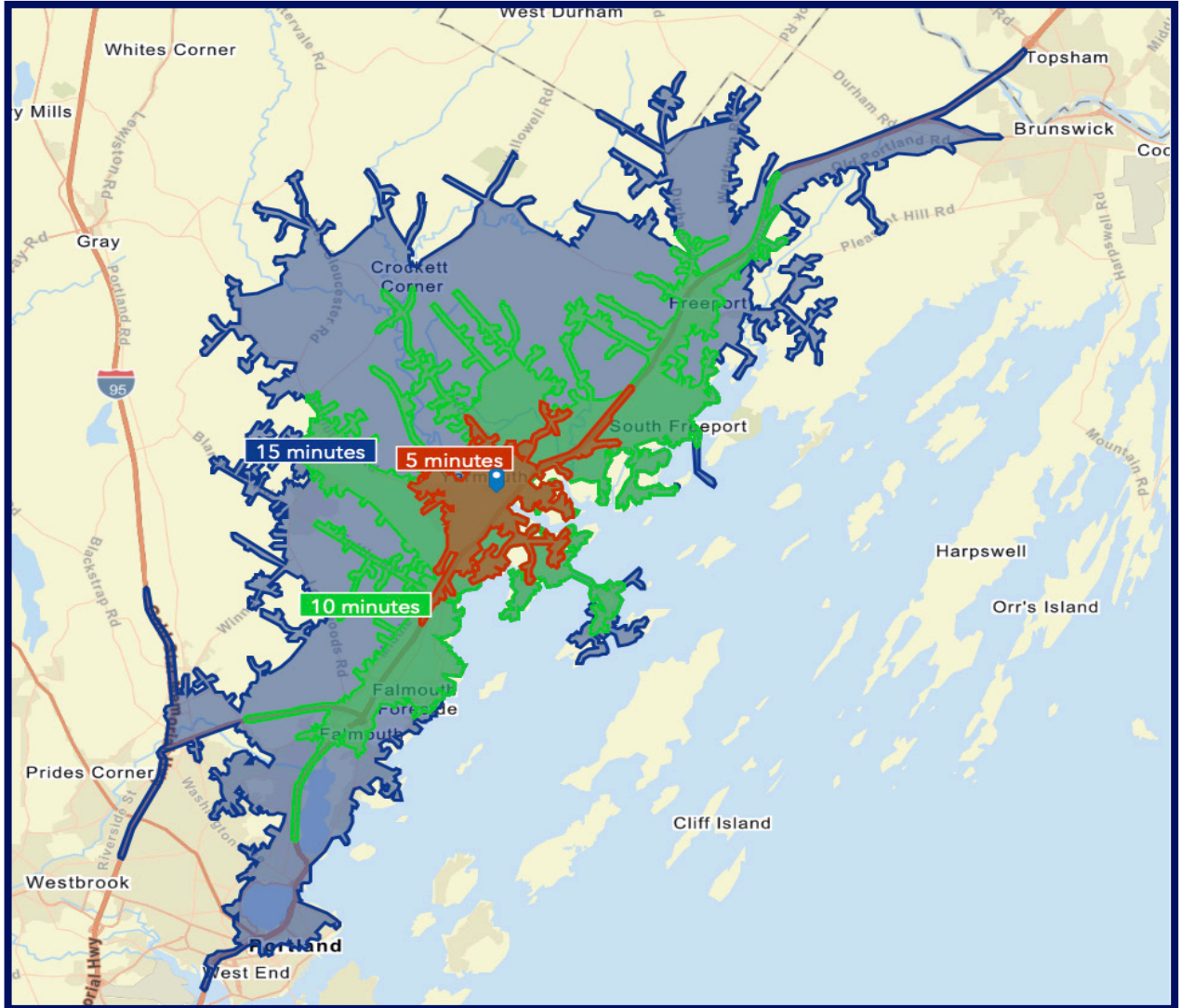




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Drive Time Map Based 5, 10, & 15 Minutes From Site



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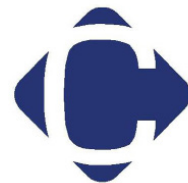
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