



# OFFICE FOR LEASE

## 269 US-1, Falmouth ME

Spring 2024 Occupancy



### Property Description:

Available Space: 2786-10,191 SF

Lease Rate: \$22-30.00 PSF

Located in the heart of Falmouth, The Shops at Falmouth Square is adjacent to the largest and most popular shopping center in the area. This building will offer ample on-site parking in a heavily travelled area just minutes from I-295 and the Maine Turnpike. Join an eclectic tenant mix including Sicilian Table, Shaw's Supermarket, Moss Galleries, Dwellings, Chase Bank, Edward Jones, Nelson Rarities, Planet Fitness, Goodwill, Lanman Rayne /Nelson Reade, Kevin Browne Architecture, Northpoint Mortgage, Puritan Medical, Sullivan Tire, and Bank of America. The Shops at Falmouth Square will also be home to a brand new 46 unit residential development, just six minutes from downtown Portland with all the parking and amenities you and your company will enjoy.

- **Property Address:** 269 US Route 1, Falmouth, ME
- **Owner:** The Shops at Falmouth Square, LLC
- **NNN:** \$4.54 PSF
- **Year Built:** TBB
- **Zoning:** VC1
- **Land Area:** +/- acres
- **Building Size:** +/- SF
- **Utilities:** Rooftop gas-fired HVAC
- **Spring 2024 Occupancy**
- **Parking:** Ample on-site parking
- **Amenities:** Close to local and national businesses along US Route 1

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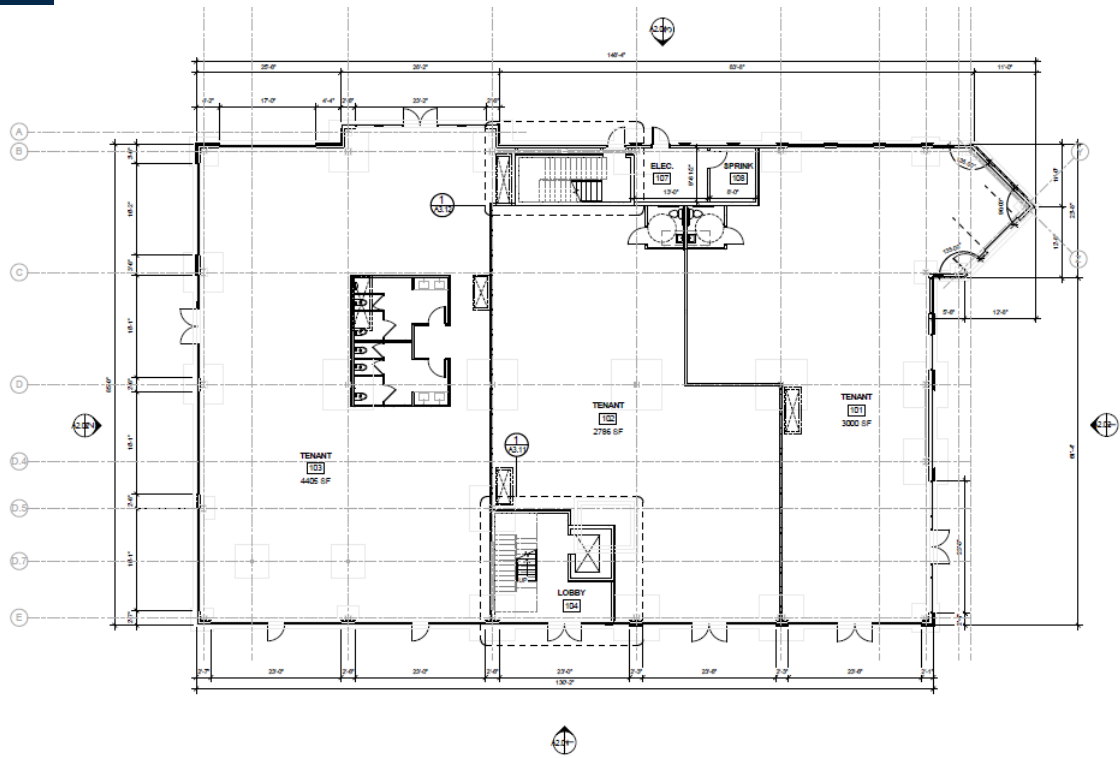
# Photos

## 269 US-1, Falmouth ME





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1 | 1ST FLOOR - NEW  
1/8" = 1'-0"



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