



OFFICE/RETAIL FOR LEASE

267 US-1, Falmouth ME



Property Description:

Lease Rate: \$24 PSF NNN

Available: 3,352 +/- SF

Located in the heart of Falmouth, this Class A office space is part of Falmouth's newest development, The Shops at Falmouth Square. This space features 8 private offices, reception area, conference room, 2 large open areas, a kitchenette, 2 private bathrooms, copier room and ample storage space with excellent visibility, and free onsite parking minutes from I-295 and the Maine Turnpike. Join an strong tenant mix including The Form Lab, Moss Galleries, LIHC, Blaze Partners, Chase Bank, Lanman Rayne/Nelson Reade, Josephine, Allstate, Sapporo, Café Luna, Century 21, Sicilian Table, Dwellings, Jaffa Mediterranean Grill, and many more. Located just six minutes from downtown Portland, this sought after location features all the parking and amenities you and your company will enjoy.

- **Property Address:** 267 US Route One, Falmouth, ME 04105
- **Owner:** The Shops at Falmouth Square, LLC
- **Year Built:** 2024

- **Zoning:** VC1
- **Parking:** Ample On-Site Parking
- **Sprinkler:** Yes
- **NNN's:** \$5.85
- **Building Size:** 22,411 +/- SF

- **Amenities:** Close to local and national businesses along US Route One.
- **Utilities:** Rooftop gas-fired HVAC

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Interior Photos

267 US-1, Falmouth ME





Floorplan & Area Map

267 US-1, Falmouth ME

