



OFFICE FOR LEASE

251 US ROUTE ONE, FALMOUTH, ME



Property Description:

Available Space: 3,297 +/- SF

Lease Rate: See Broker

Located in the heart of Falmouth, Falmouth Shopping Center is the largest and most popular shopping center in the area, and sits adjacent to Falmouth's newest development, The Shops at Falmouth Square. This building offers ample on-site parking in a heavily travelled area just minutes from I-295 and the Maine Turnpike. Join an eclectic tenant mix including Shaw's Supermarket, Sicilian Table, Lanman Rayne Nelson Reade, Meg & Co, Dwellings, Foreside House of Pizza, Century 21, and Bank of America among many other local and national businesses located in the area.

- **Property Address:** 251 US Route 1, Falmouth, ME
- **Owner:** Falmouth Center LLC
- **Year Built:** 1962
- **Zoning:** SB1
- **Map / Lot:** Map U12 - Lot 12
- **Land Area:** 32.65 +/- acres
- **Building Size:** 203,367 +/- SF
- **Utilities:** Rooftop gas-fired HVAC
- **Parking:** Ample on-site parking
- **Amenities:** Direct Entry to space. Close to local and national businesses along US Route 1

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Interior Photos

251 US ROUTE ONE, FALMOUTH, ME





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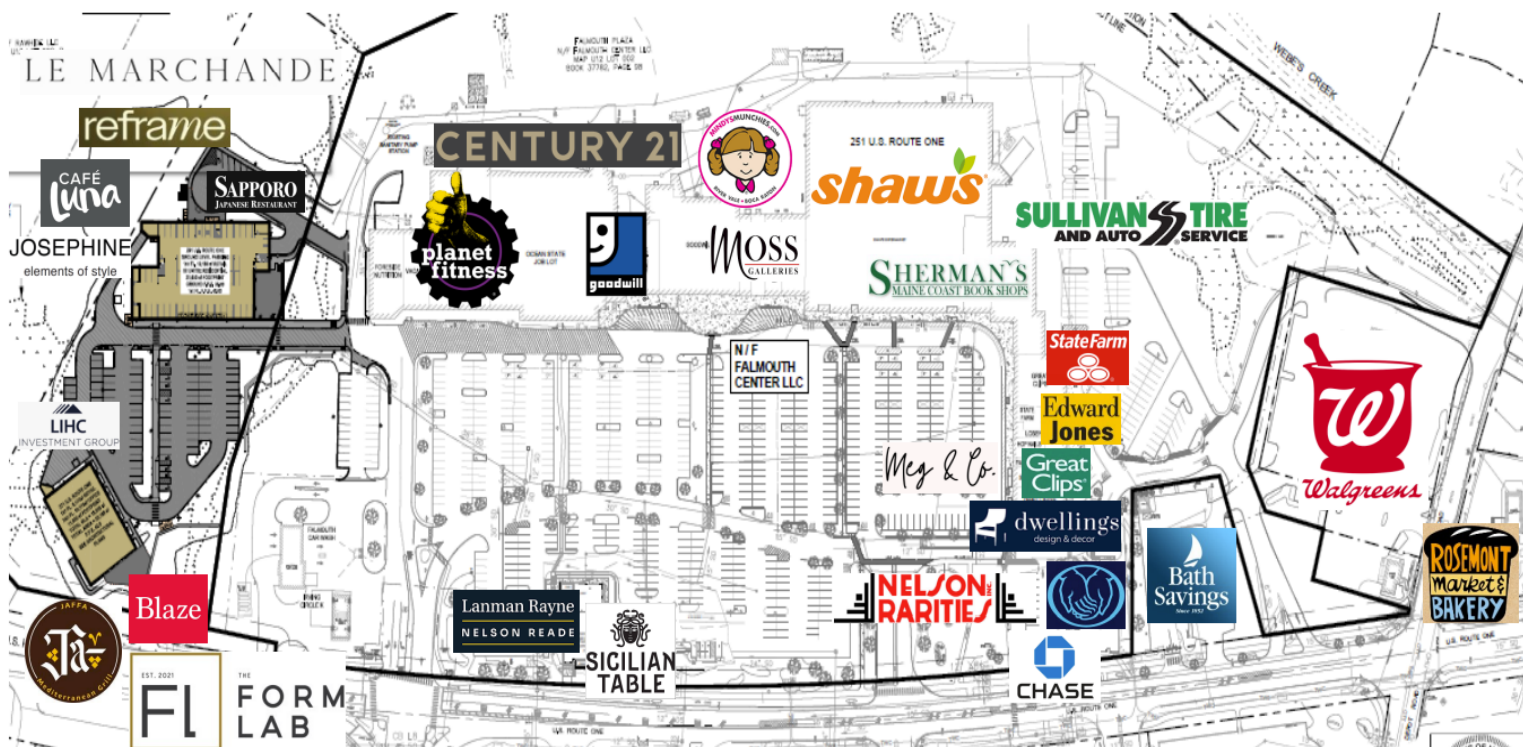




Area Map

251 US ROUTE ONE, FALMOUTH, ME

Falmouth Shopping Center & The Shops at Falmouth Square:



US Route One Corridor of Falmouth:

