



OFFICE/MEDICAL OFFICE FOR LEASE

251 US-1, Falmouth ME



Property Description:

Available Space: 2,502+/- SF

Lease Rate: \$21.00 PSF NNN

Currently fit out as office/medical office space, this second floor space features a reception/waiting area, 8 private offices/treatment rooms, ample closet/storage space, and contemporary finishes throughout. This space is located in the South Wing of Falmouth Shopping Center, which 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, 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 One, Falmouth, Maine 04105
- **Owner:** Falmouth Center LLC
- **Year Built:** 1962
- **Zoning:** SB1
- **Building Size:** 203,367+/- SF
- **Utilities:** Rooftop gas-fired HVAC
- **Land Area:** 32.65 +/- Acres
- **Parking:** Ample On-Site
- **Amenities:** Close to local and national businesses along US Route One.

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Interior Photos

251 US-1, Falmouth ME



Common Area Photos

251 US-1, Falmouth ME



Area Map

251 US-1, Falmouth ME

Falmouth Shopping Center & The Shops at Falmouth Square:



US Route One Corridor of Falmouth:

