



OFFICE FOR LEASE

261 US ROUTE ONE, FALMOUTH, ME

CLASS A THIRD FLOOR OFFICE SPACE | PROMINENT US-1 LOCATION



Property Description:

Available Space: 1,196+/- SF

Lease Rate: \$24.00 PSF NNN

We are pleased to present a premier office opportunity in a bold, modern mixed-use building along highly visible Route 1. This 3rd floor space offers multiple private offices, conference room, kitchenette, and a private restroom, all designed to support an efficient work environment. Surrounded by leading businesses including Chase Bank, Edward Jones, Café Luna, Sicilian Table, and Back in Motion Physical Therapy, this dynamic center provides strong co-tenancy, steady daily activity, and immediate access to Portland. With excellent visibility, ample parking, and an amenity-rich setting in one of Maine's most desirable communities, Falmouth Center is the ideal location for office users seeking a coveted office address.

- **Property Address:** 261 US Route 1, Falmouth, ME
- **Owner:** Falmouth Center LLC
- **Year Built:** 2021
- **Zoning:** SB1
- **Land Area:** 32.65 +/- acres
- **Building Size:**
- **Utilities:** Rooftop gas-fired HVAC
- **Parking:** Ample on-site parking
- **NNN's:** Est. \$7.53 PSF
- **Amenities:** Ample natural light, kitchenette, and private restrooms. Close Proximity to local and national businesses along US-1.

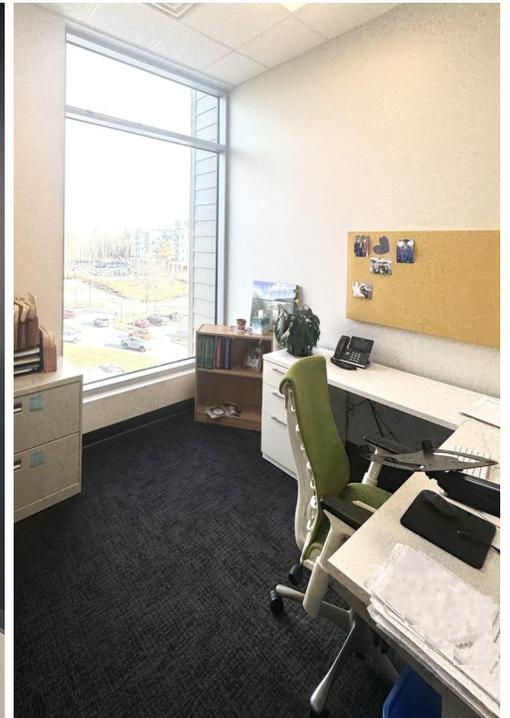
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COMPASS
COMMERCIAL BROKERS

Interior Photos

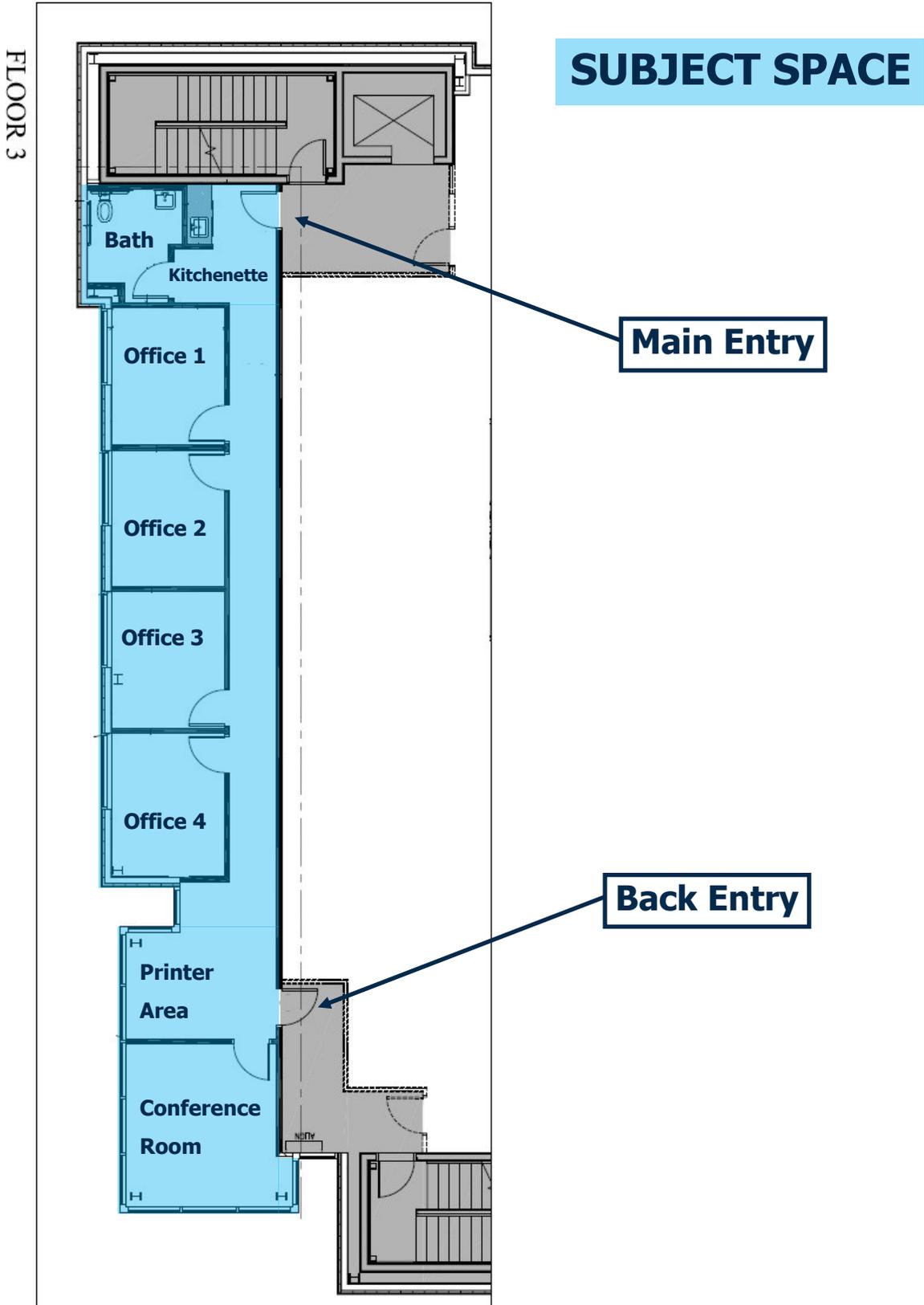
261 US ROUTE ONE, FALMOUTH, ME





Floorplan

261 US ROUTE ONE, FALMOUTH, ME



Area Map

261 US ROUTE ONE, FALMOUTH, ME

Falmouth Shopping Center & The Shops at Falmouth Square:



US Route One Corridor of Falmouth:

