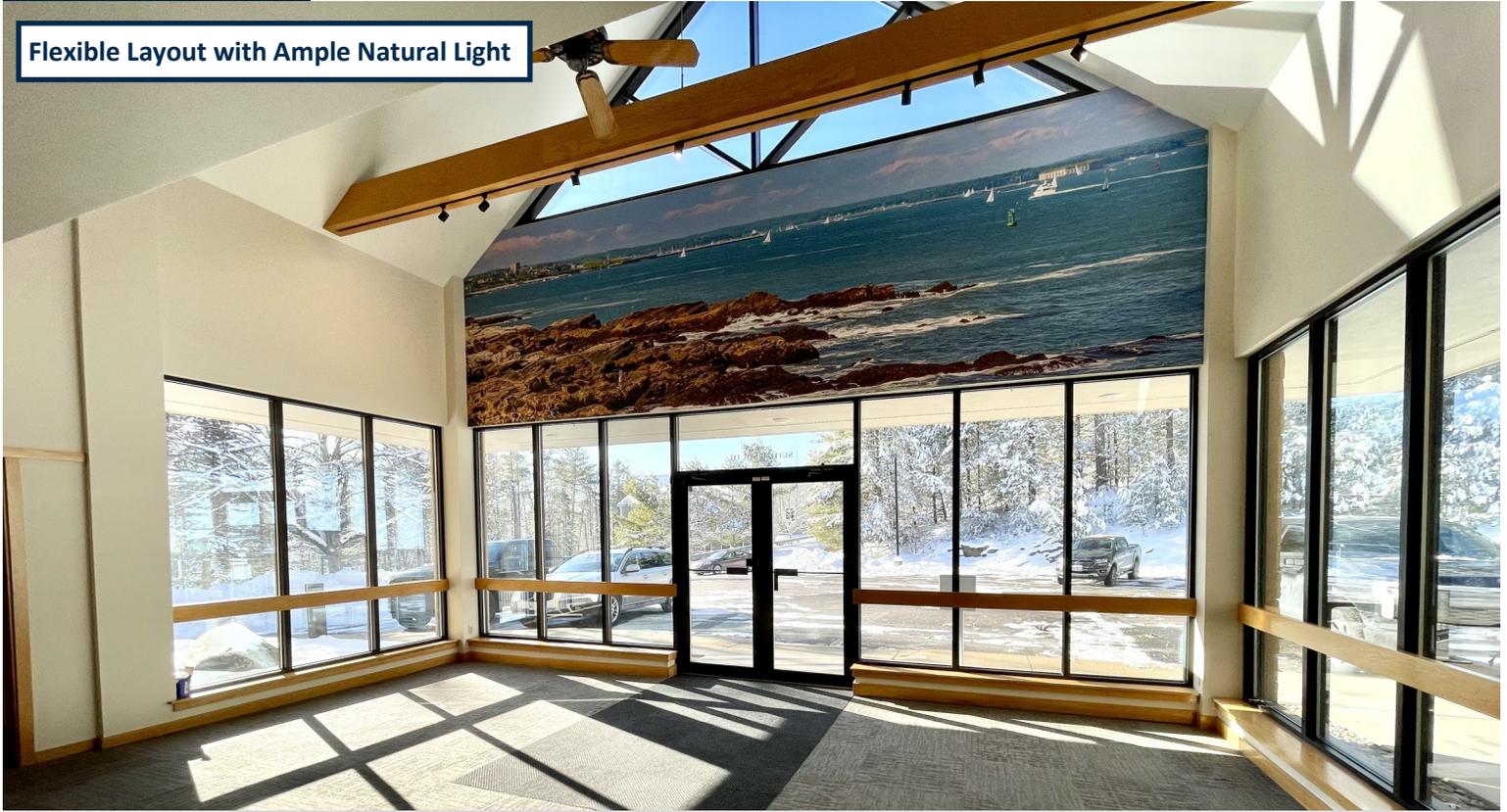




OFFICE/RETAIL/FLEX FOR LEASE

400 US-1, Falmouth, ME 04105

Flexible Layout with Ample Natural Light



Property Description:

**Lease Rate: \$14.00 PSF
NNN**

**Available Space:
4,800+/- SF**

We are pleased to present 400 U.S. Route One in Falmouth, Maine, a flexible office property located within one of Southern Maine’s most desirable commercial corridors. Positioned along U.S. Route One, the building benefits from strong visibility and a professional business environment that continues to attract regional and national tenants. The property is located just seconds from I-295 and I-95 via the Falmouth Spur, providing exceptional access to Southern Maine’s major transportation routes, Downtown Portland, and Portland International Jetport. This convenient connectivity supports efficient commuting and ease of access for employees and clients alike. Tenants will benefit from close proximity to Falmouth’s continued growth and expanding amenities, including a growing mix of restaurants, retailers, and services that enhance the day-to-day workplace experience. Combined with its strategic location and accessibility, 400 U.S. Route One offers an attractive office location in a highly sought-after suburban market.

- **Property Address:** 400 US-1, Falmouth, ME 04105
- **Year Built:** 1989
- **Parking:** On-Site
- **Owner:** Athena Properties LLC
- **Building Size:** 21,090+/- SF (Including Lower Level)
- **NNN’s:** See Broker
- **Zoning:** BP (Business & Professional)
- **No. of Stories:** Two (2)
- **Lease Rate:** \$14.00 PSF NNN
- **Utilities:** Natural Gas
- **Available Space:** 4,800+/- SF

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Interior Photos

400 US-1, Falmouth, ME 04105





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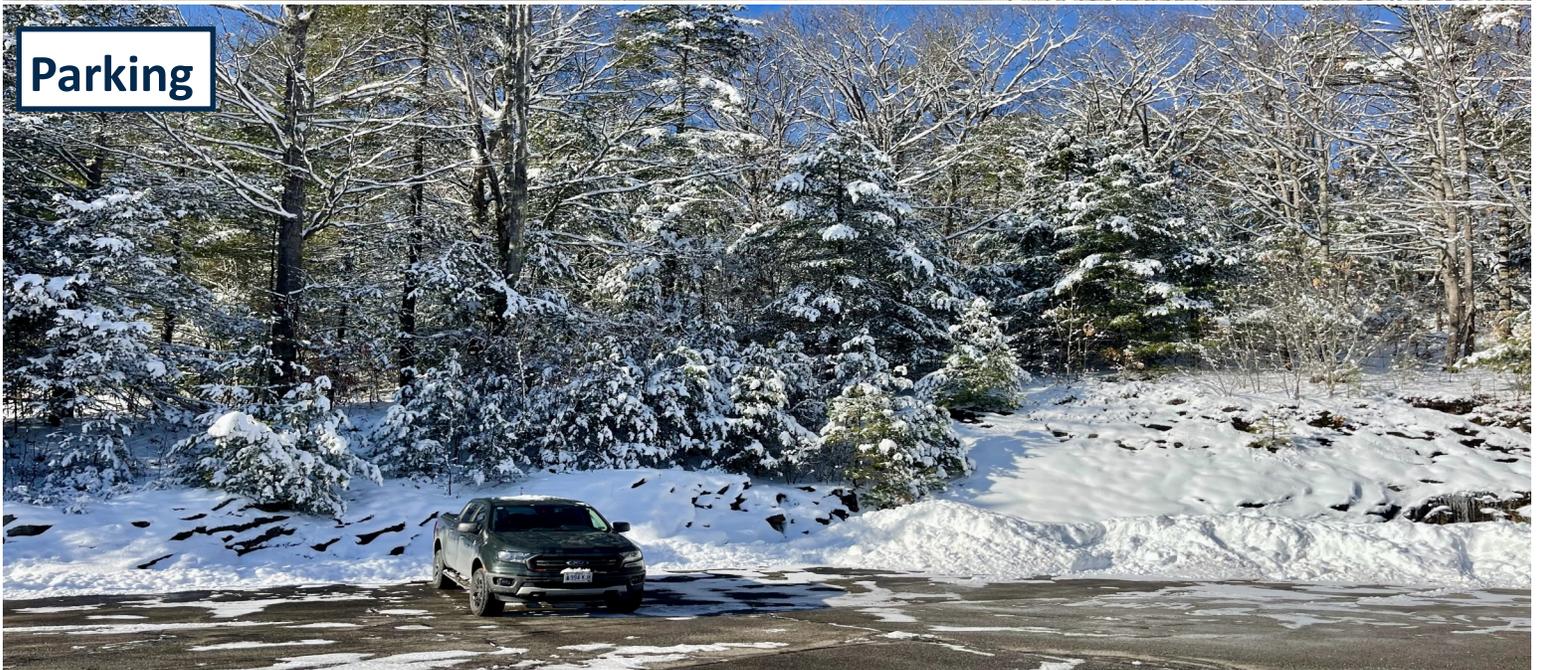
Exterior Photos

400 US-1, Falmouth, ME 04105

Main Entry



Parking





Area Map

400 US-1, Falmouth, ME 04105

