



**COMPASS**  
COMMERCIAL BROKERS

# RETAIL & OFFICE FOR LEASE

## 202 US-1, Falmouth, ME 04105

Sought After Location—Forside Place



### Property Description:

#### Available Space & Lease Rates:

1st Floor Retail: 2,037+/- SF | \$23-\$25 PSF  
2nd Floor Office: 2,157+/- SF | \$23-\$25 PSF

Located in one of Falmouth’s most sought-after commercial buildings, Forside Place offers two exceptional Class A leasing opportunities: a 2,037± SF retail suite and a 2,157± SF office/medical office suite. Situated within one of the region’s premier mixed-use commercial destinations, these spaces provide businesses with a highly visible and professional presence in the heart of Falmouth. With continued population and economic growth driving demand for quality commercial space, this is a rare opportunity to join the many successful tenants that make up the thriving business community at Forside Place and throughout the greater Falmouth area.

- **Property Address:** 202 US-1, Falmouth, ME 04105
- **Owner:** Forside Place LLC
- **NNN:** \$7.00 PSF
- **Year Built:** 1975
- **Zoning:** VC2
- **No. of Stories:** Two
- **Parking:** Ample on Site
- **Utilities:** Forced hot air
- **Sprinkler:** Yes
- **TI Allowance:** Yes, see Broker for details. (1st Floor Retail only)
- **Book/Page:** 30328/0033

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# Interior Photos

## 202 US-1, Falmouth, ME 04105

Common Area Lobby



1st Floor Direct Access Retail



2nd Floor Office/Medical Office



2nd Floor Office/Medical Office





# Exterior Photos

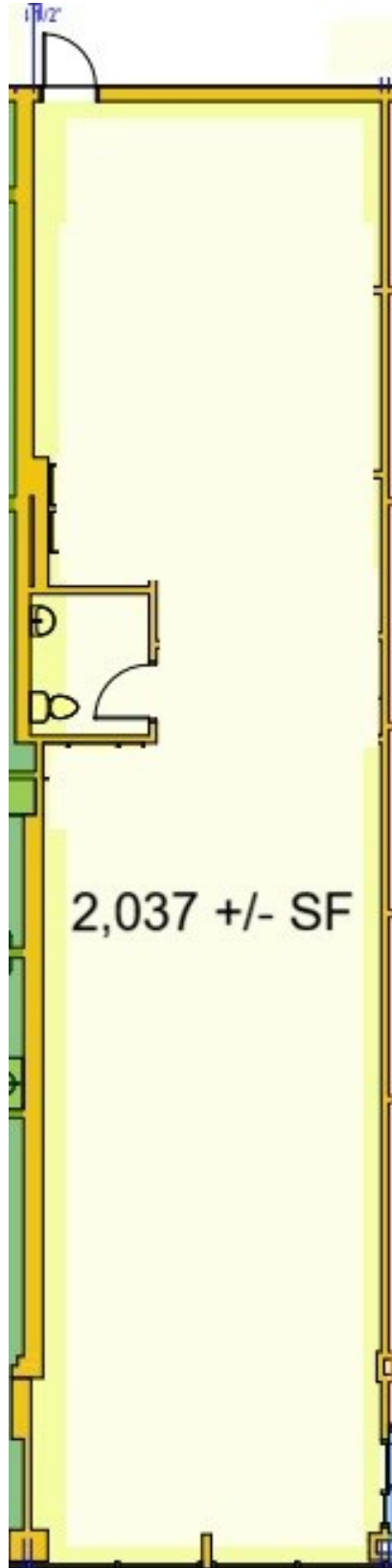
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# 1st Floor Retail Floorplan

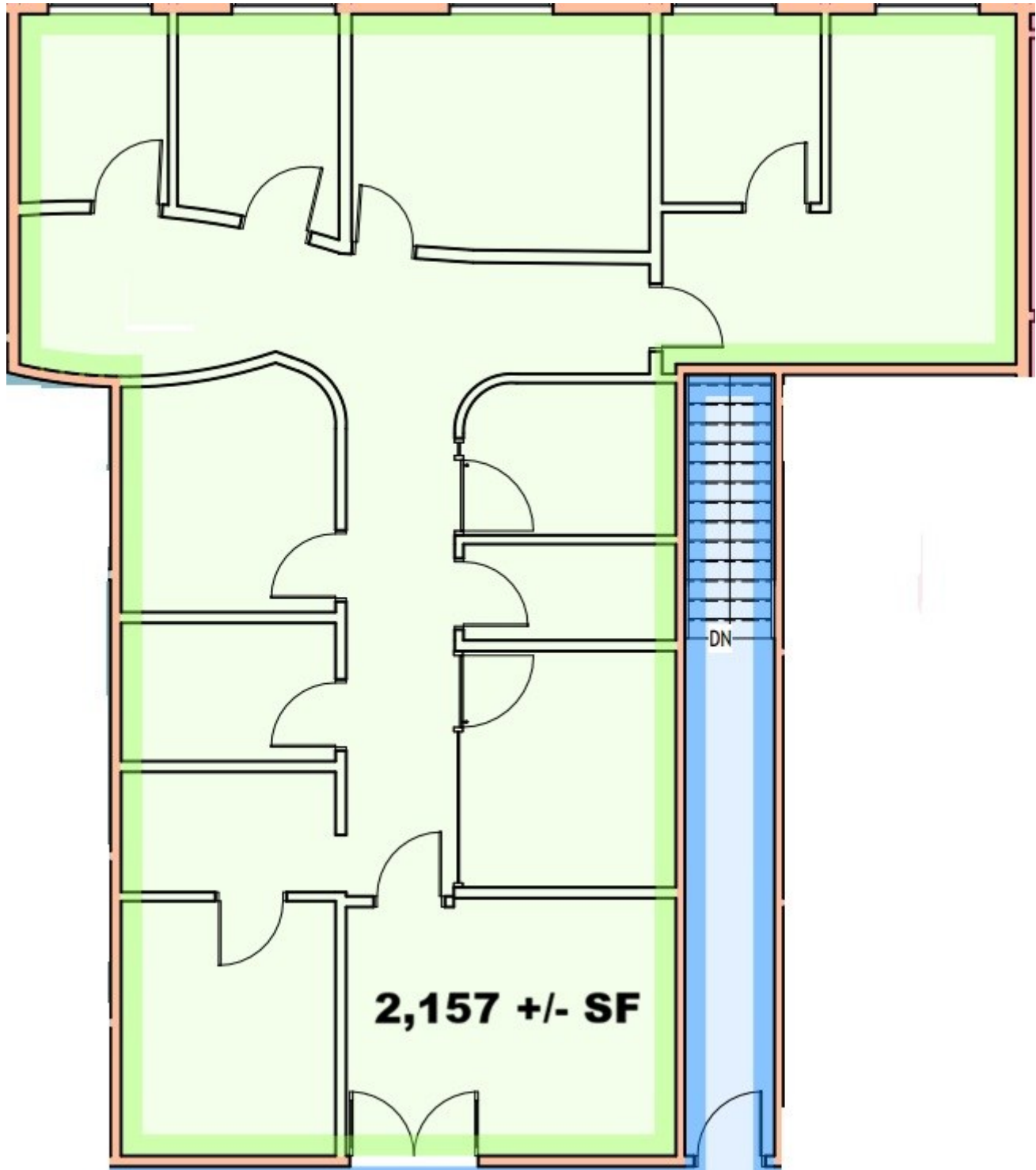
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# 2nd Floor Office Floorplan

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# Area Map

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