



5 FUNDY ROAD IN FALMOUTH

is located in the highly desirable Route One Corridor of Falmouth. Office spaces in this location and of this size are becoming increasingly difficult to locate due to the influx of office users moving north of Portland.

This well maintained office building features ample on-site parking, and is less than a 7 minute drive to Downtown Portland via I-295. Join users such as Hightower Holdings, Coastal Injections, Innovative Voice Solutions, Casco Bay Wealth Advisors, and many more at this excellent location.

STEVE BAUMANN | PRESIDENT & CEO
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CLASS A OFFICE SPACE FOR LEASE | FALMOUTH



LOCATED IN HIGHLY DESIRABLE AREA OFF US ROUTE ONE

5 FUNDY ROAD | FALMOUTH | MAINE | 04105

SPECIFICATIONS



AVAILABILITIES



5 FUNDY ROAD | FALMOUTH | MAINE | 04105

OWNERSHIP:

The property is owned by King Kong Fundy, LLC

PROPERTY FEATURES

YEAR BUILT:	1975
ZONING:	VCI
PARKING:	Ample On Site Parking
BUILDING SIZE:	11,948+/- sf
LAND AREA:	1.92+/- Acres
NO OF STORIES:	Two (2) Stories
UTILITIES:	Public Water & Sewer; Natural Gas
HEAT AND AC:	Gas Fired Heat & Central AC
ELEVATOR:	Yes

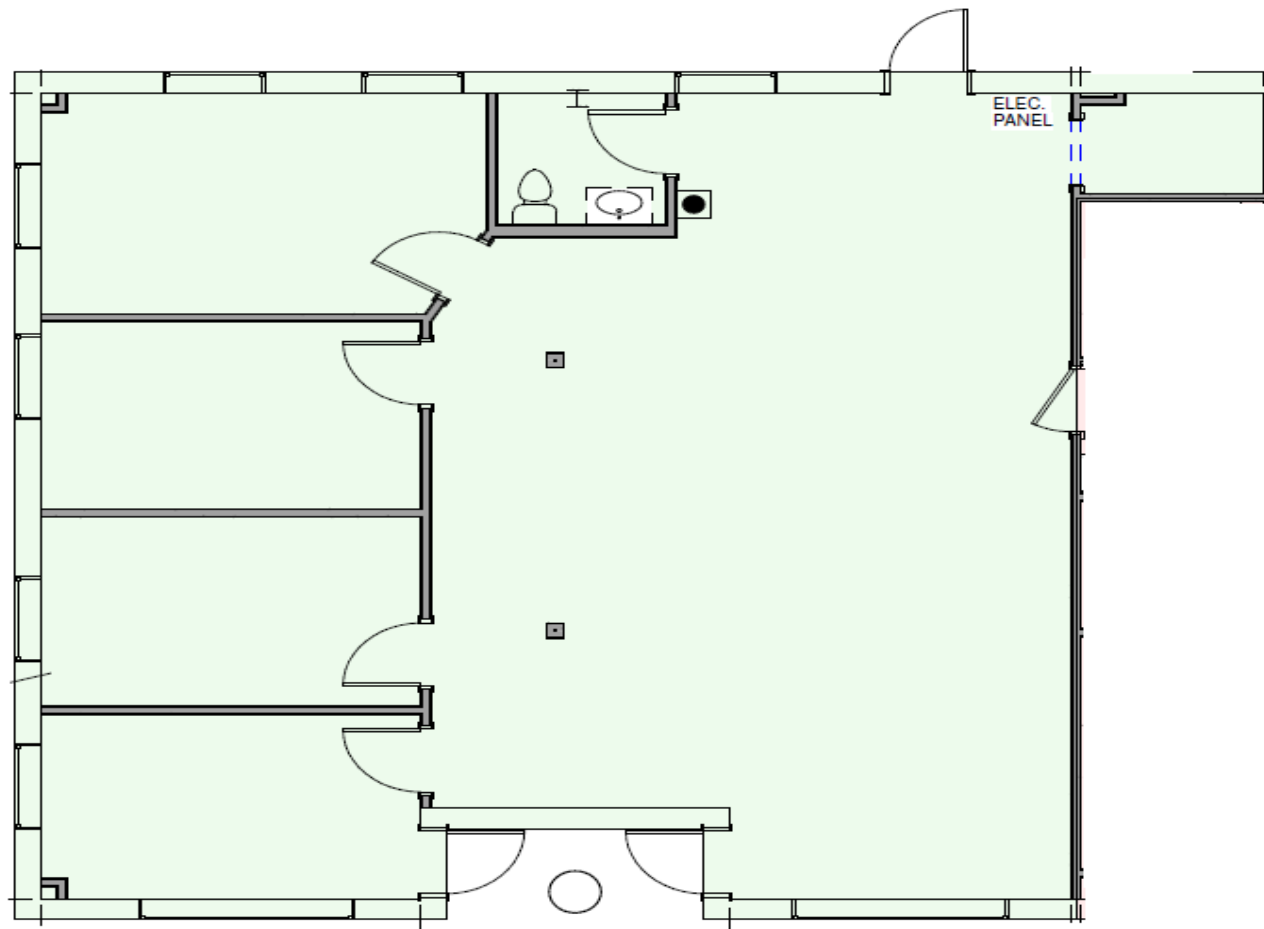
AVAILABLE:

SQUARE FOOTAGE:	1,975+/- SF
LEASE RATE:	\$ 20.75/PSF NNN
NNN:	See Broker for Estimated NNN Amount
OCCUPANCY:	Immediate
LEASE TERM:	Five (5) Years Preferred
SIGNAGE:	Interior Lobby Directory & Entrance Door(s)

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FLOOR PLAN

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FLOOR PLAN OF 1,975+/- SF OFFICE SPACE



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EXTERIOR PHOTOGRAPHS

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INTERIOR PHOTOGRAPHS

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EXISTING INTERIOR



VIRTUAL RENDERING OF NEW INTERIOR



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AREA AMENITIES

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RESTAURANTS

- 3 Falmouth House of Pizza
- 4 Sicilian
- 7 Jaffa Mediterranean Grill
- 13 Fuego
- 14 Portland Pie
- 16 Foreside Tavern
- 23 Rivalries
- 24 Bernies Foreside
- 25 Orchard Thai

FINANCE

- 6 Chase Bank
- 15 Norway Savings
- 17 Bangor Savings
- 21 Maine Community Bank
- 33 Bath Savings Institution
- 35 Key Bank
- 36 Camden National Bank
- 37 Bank of Maine
- 38 TD Bank
- 39 M&T Bank

FITNESS

- 1 Planet Fitness
- 29 Foreside Fit Tennis & Pickleball
- 30 Falmouth Ice Center

SHOPPING

- 2 Shaws Supermarket
- 5 Ocean State Job Lot
- 8 Walgreens
- 9 Rosemont Market & Bakery
- 18 Staples
- 19 Verizon Cell
- 20 Walmart Supercenter
- 34 Allen Sterling Garden Center
- 40 UPS Store
- 42 Falmouth Ace Hardware

FAST FOOD

- 10 Dunkin Donuts
- 11 Subway Sandwiches
- 12 Starbucks Coffee
- 22 McDonalds

AUTOMOBILE

- 26 Nouria Convenience & Gas
- 27 Sullivan Tire & Service
- 31 Morong Audi Dealership
- 32 Morong Porsche Dealership

THEATER

- 28 Flagship Cinema
- 41 The Footlights Theatre



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AERIAL PHOTOGRAPH

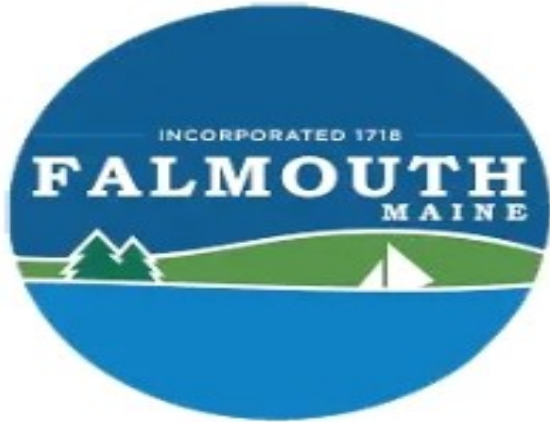
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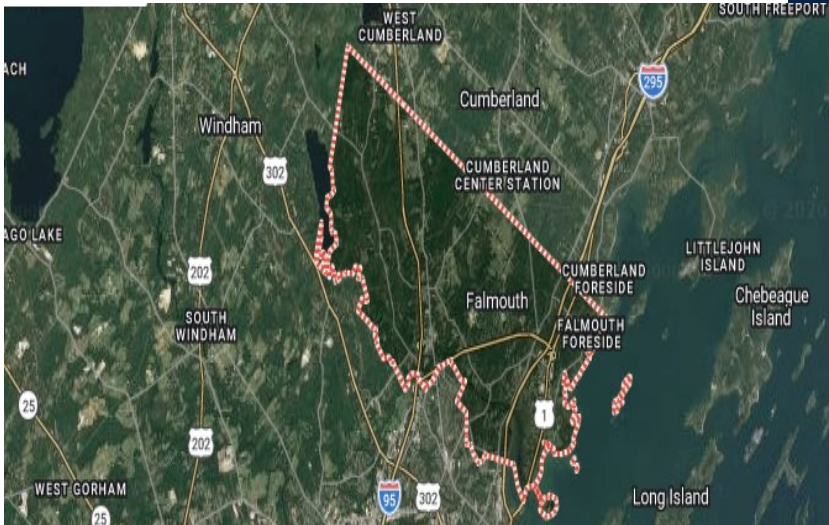
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AMENITIES



DEMOGRAPHICS



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PROPERTY AMENITIES

The property is situated in the very busy area of Falmouth with many popular retailers & restaurants in the immediate area. The location delivers convenient highway access via I-295 or I-95 connector, ample on-site parking, and proximity to a strong residential base and complementary office users. Falmouth's affluent demographics and central location make this an attractive setting for any office user and is located only 7 minutes from downtown Portland.

POPULATION:	12,931 (2026)
AVERAGE GROWTH:	.05% Yearly
HOUSEHOLDS:	4,989 (2020-2024)
MEDIAN HOME VALUE:	\$ 767,500 (2020-2024)
MEDIAN INCOME:	\$ 150,919 (Household)
MEDIAN AGE:	47 Years
LAND AREA:	29+/- Miles

Falmouth is located in Cumberland County and is considered part of the Greater Portland area.



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CLASS A MEDICAL | OFFICE SPACE FOR LEASE

LEASING CONTACTS



US ROUTE ONE | FALMOUTH CORRIDOR

CLASS A OFFICE SPACE FOR LEASE | FALMOUTH

LEASING REPRESENTATIVES

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