

FOR LEASE | OFFICE SPACE

94 Main Street | Gorham, ME



1,980± SF OFFICE SPACE

- The Gorham Village Mall is a Walgreens and Burger King anchored center in the heart of Gorham. Adjoining the retail center is the subject two story, free standing professional building.
- Layout consists of six offices and two shared bathrooms
- Existing tenants include Maine Medical Family Physicians, Back in Motion Physical Therapy and Morgan Dental.

LEASE RATE: \$10.00/SF NNN



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MALONE COMMERCIAL BROKERS

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PROPERTY SUMMARY

94 Main Street | Gorham, ME



OWNER: MSP Professional LLC

DEED: Book 22707, Page 168

ASSESSOR: Map 102, Lot 144

LOT SIZE: 0.46± AC

BUILDING SIZE: 15,020± SF

AVAILABLE SPACE: 1,980± SF

YEAR BUILT: 1965; 2010

CONSTRUCTION: Wood frame

ROOF: Metal

SIDING: Clapboards & brick veneer

FLOORING: Vinyl

CEILING HEIGHT: 8'±

ELECTRICITY: 100 amps
Paid by Tenant

LIGHTING: Fluorescent

HVAC: Central, forced hot air, propane
Paid by Tenant

UTILITIES: Municipal water & sewer

SPRINKLER: Yes

ELEVATOR: Yes

SIGNAGE: Pylon on street

PARKING: 3:1 ratio for all buildings in the complex

ROAD FRONTAGE: 200'± on Main St

ZONING: UR

NNN EXPENSES: \$3.75/SF



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