



For Lease

# Lower Falls Landing

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## 106 Lafayette Street Yarmouth, ME

### Property Highlights

- Lower Falls Landing is a 3-story professional office/retail building, offering marina and Royal River views from many of its suites
- Suite 1B is 2,700± SF of retail/office space on the 1st floor
- Suite 1D is 552± SF of office space on the 1st floor
- Suite 1F is 1,800± SF of corner retail/office space on the 1st floor with its own dedicated entrance
- Suite 2F is 1,800± SF of office space with a large open workspace, perimeter office, conference room, and kitchenette on the 2nd floor
- Originally built as a cannery, the property underwent major redevelopment beginning in the 1980s, with renovations and changes in use through the 1990s as it evolved into a mixed-use commercial property; continued unit renovations, building upgrades, and improvements are ongoing

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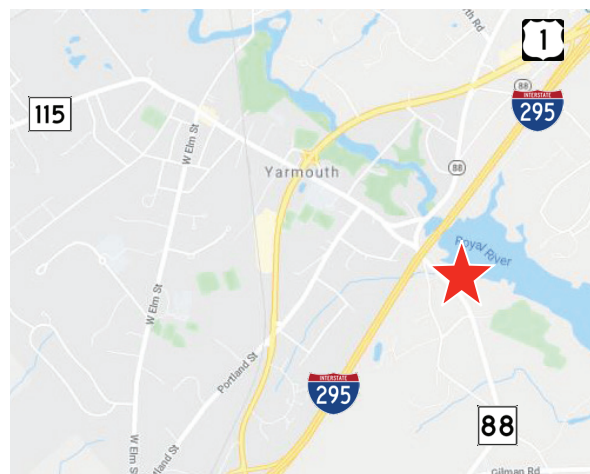
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Photo has been digitally enhanced.

## Specifications

|                    |                                                                                                                                                                                                                       |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address:           | 106 Lafayette Street                                                                                                                                                                                                  |
| Location:          | Yarmouth, ME 04096                                                                                                                                                                                                    |
| Building Type:     | Office/retail                                                                                                                                                                                                         |
| Year Built:        | 1880                                                                                                                                                                                                                  |
| Year Renovated:    | Fully renovated in the 1980s & 90s with continued renovations & upgrades since                                                                                                                                        |
| Total Building SF: | 40,931±                                                                                                                                                                                                               |
| Available SF:      | Suite 1B: 2,700± @ \$25.00 modified gross<br>Suite 1D: 552± @ \$25.00 modified gross<br>Suite 1F: 1,800± @ \$25.00 modified gross<br>Suite 2F: 1,800± @ \$25.00 modified gross                                        |
| Utilities:         | Municipal water & sewer<br>Steam heat                                                                                                                                                                                 |
| Zoning:            | WC - Water Oriented                                                                                                                                                                                                   |
| Parking:           | On-site                                                                                                                                                                                                               |
| Accessibility:     | Conveniently located on Route 88 and within a few minutes from US Route 1 and I-295                                                                                                                                   |
| Amenities:         | Central HVAC, quality office finishes, exposed original posts and beams, high ceilings, flexible open floor plans, ADA elevator/accessibility, shared restrooms on each floor, and the Yarmouth Grillhouse restaurant |



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