

FOR LEASE | DOWNTOWN OFFICE/RETAIL

234 Main Street | Biddeford, ME



2,260-5,860± SF OFFICE/RETAIL SPACE

- 3,600± SF first floor space - former bank branch location with 7 private offices, cubicle area, large conference room, secured file storage room & ADA restroom
- 2,260± SF second floor space - large open office area, 2 ADA restrooms, large kitchen/breakroom
- Central location in downtown Biddeford with excellent visibility on Main Street and parking available

LEASE RATE: \$13.50-15.00/SF NNN



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PROPERTY SUMMARY

234 Main Street | Biddeford, ME



OWNER: 4A Property LLC

DEED: Book 8271, Page 182

ASSESSOR: Map 38, Lot 128

AVAILABLE SPACE: 1st Floor: 3,600± SF
2nd Floor: 2,260± SF
Combined: 5,860± SF

STORIES: Three (3)

CONSTRUCTION: Masonry

RESTROOMS: Two (2) in space

ELECTRIC: 100 amp
Separate electric meter

HVAC: Forced hot air with A/C

UTILITIES: Municipal water & sewer

ELEVATOR: Yes

SPRINKLER: Yes

LAYOUT: Full kitchen & breakroom

SIGNAGE: In elevator lobby

PARKING: Available - See Broker

ZONING: MSRD-1

LEASE RATE: 1st Floor: \$15.00/SF NNN
2nd Floor: \$13.50/SF NNN

FIRST FLOOR PHOTOS



FIRST FLOOR PHOTOS

234 Main Street | Biddeford, ME



FIRST FLOOR PHOTOS

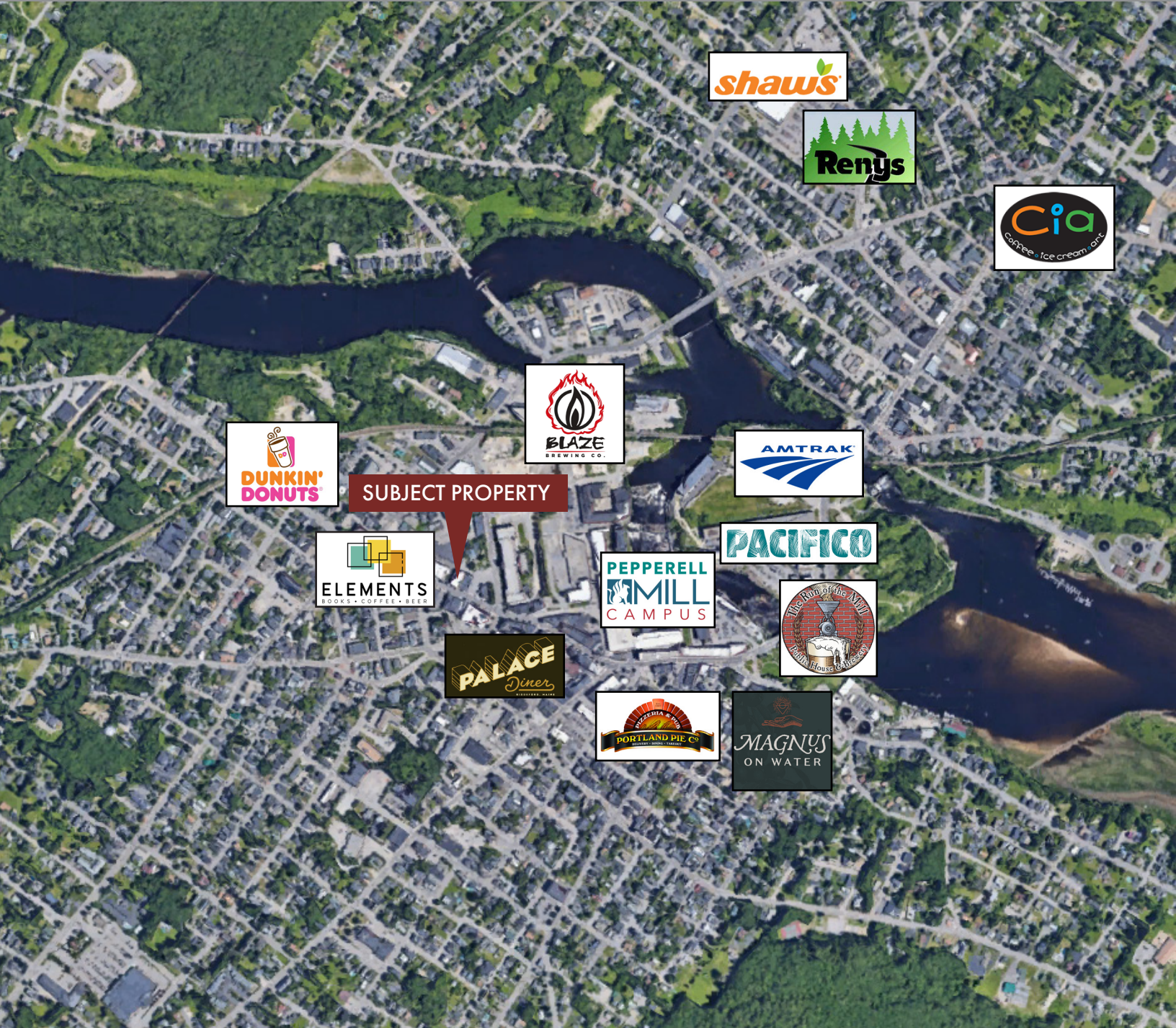


SECOND FLOOR PHOTOS



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