

FOR LEASE | MEDICAL OFFICE SPACE

60 FOREST FALLS DRIVE, YARMOUTH



MEDICAL OFFICE SPACE

3,030± SF first floor medical office suite

Ideal layout with a combination of exam rooms, reception and waiting area, records storage, private offices and restrooms

Ample on-site parking

Convenient location, just off US Route One, and easily accessible to I-295

Located in business development that includes Bay Square, Connolly Financial, Douglas Title, US Post Office and Woodhull Public House to name a few

LEASE RATE: \$12.50/SF NNN



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PROPERTY SUMMARY

60 FOREST FALLS DRIVE | YARMOUTH



PROPERTY INFORMATION

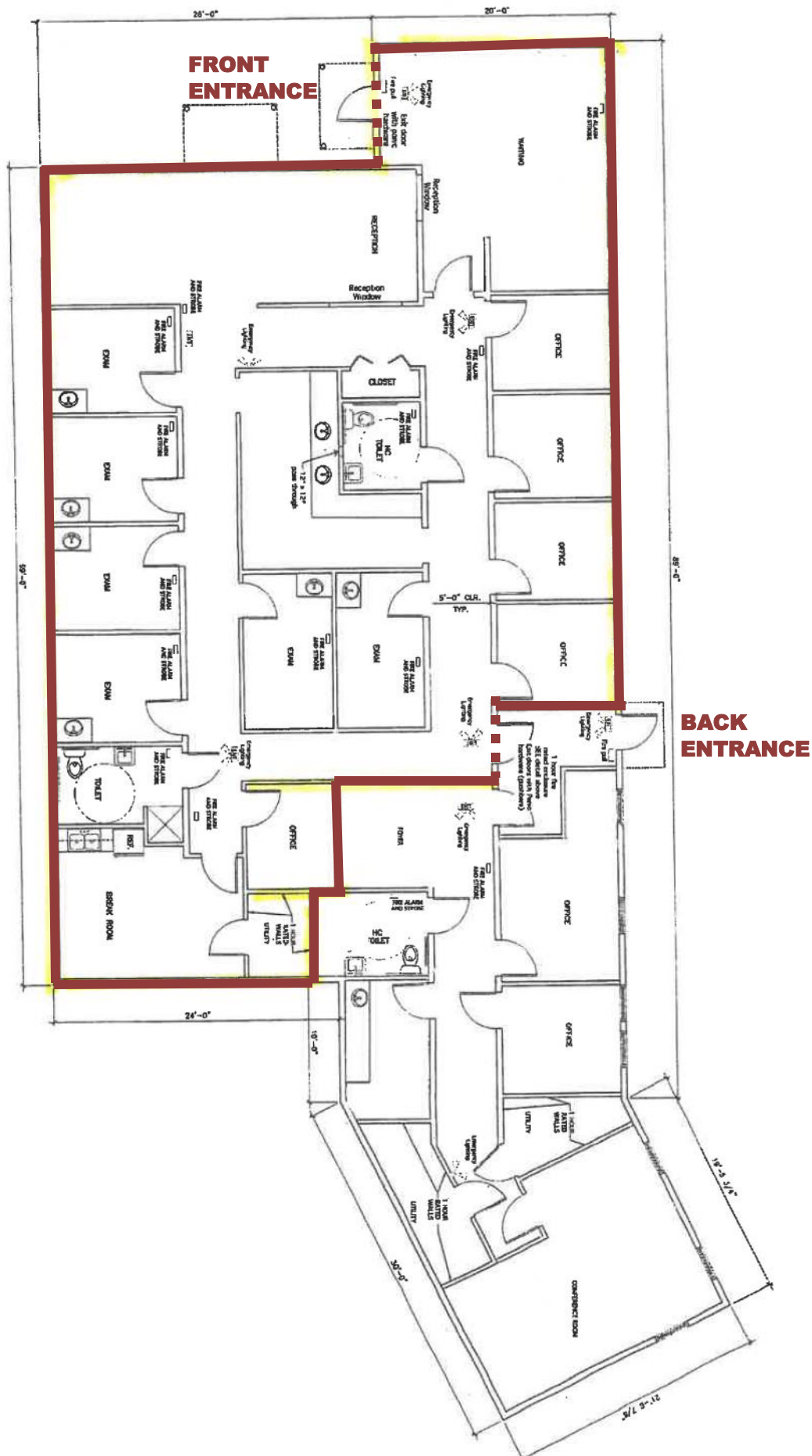
OWNER:	WARR Associates LLC
DEED:	Book 17573 Page 346
ASSESSOR:	Map 11 Block 001 Lot 14
LOT SIZE:	0.75± AC
BUILDING SIZE:	4,271± SF
PROPERTY TYPE:	Office building
CONSTRUCTION:	2002, wood-frame
ROOF:	Shingle
SIDING:	Vinyl
FOUNDATION:	Full
FLOOR:	Carpet
CEILING HEIGHT:	9'
ELECTRICITY:	Circuit breakers
HEATING:	Forced hot air, propane fired
AIR CONDITIONING:	Central
WATER/SEWER:	Municipal
RESTROOMS:	Yes, ADA compliant
SPRINKLER:	Wet
PARKING:	Ample on-site parking
SIGNAGE:	At street and on building
ZONING:	CD4-C

LEASE INFORMATION

DEMISED PREMISES:	3,030± SF first floor medical office
CONFIGURATION:	Reception area/records storage, waiting room, five offices, six exam rooms, two ADA compliant rest rooms, utility closet, kitchenette/break room
LEASE RATE:	\$12.50/SF NNN

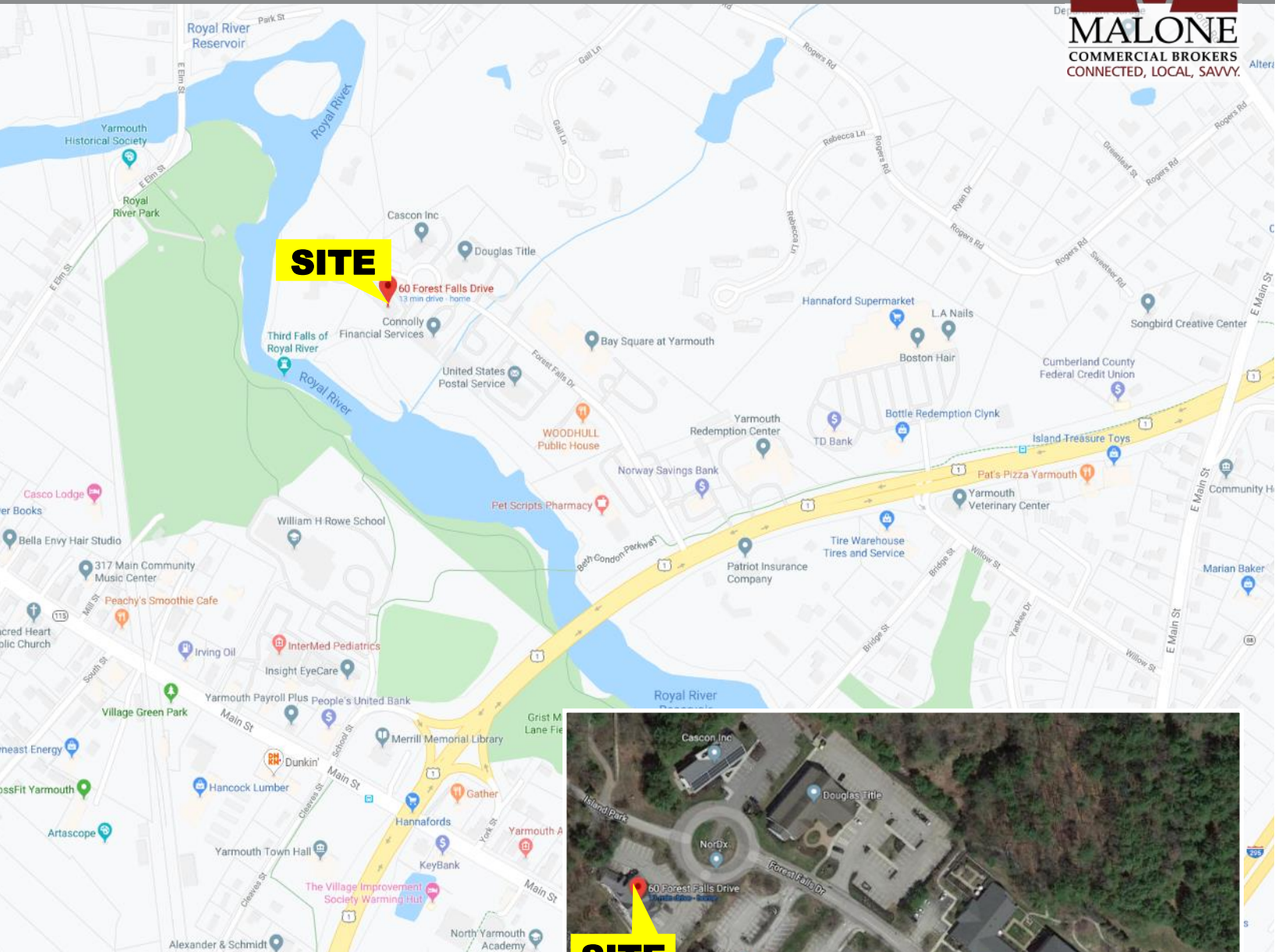


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