



FOR LEASE

209 HIGH STREET
ELLSWORTH, MAINE



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PROPERTY DESCRIPTION

ADDRESS: 209 High Street
Ellsworth, Maine

DESCRIPTION: Highly visible class A office/retail building with great windows and excellent access. Space offers pylon signage. Currently built out as office space. Modifications to be done by tenant.

NEIGHBORHOOD: Area businesses include:

- Aspen Dental
- Mattress Firm
- Auto Zone
- Hannaford
- Shaw's
- Walgreens
- McDonald's
- Burger King
- Wendy's

SPACE AVAILABLE: 2,500 +/- sf within a 5,000 +/- sf building

LOCATION: Located on the highly traveled Route 1A corridor between Bangor & Bar Harbor

CO-TENANT: T & B Title

UTILITIES: Separate HVAC and electric

RESTROOM: Located in common area

BUILDING ACCESS: Storefront and rear 40" man door

PARKING: 31 parking spaces

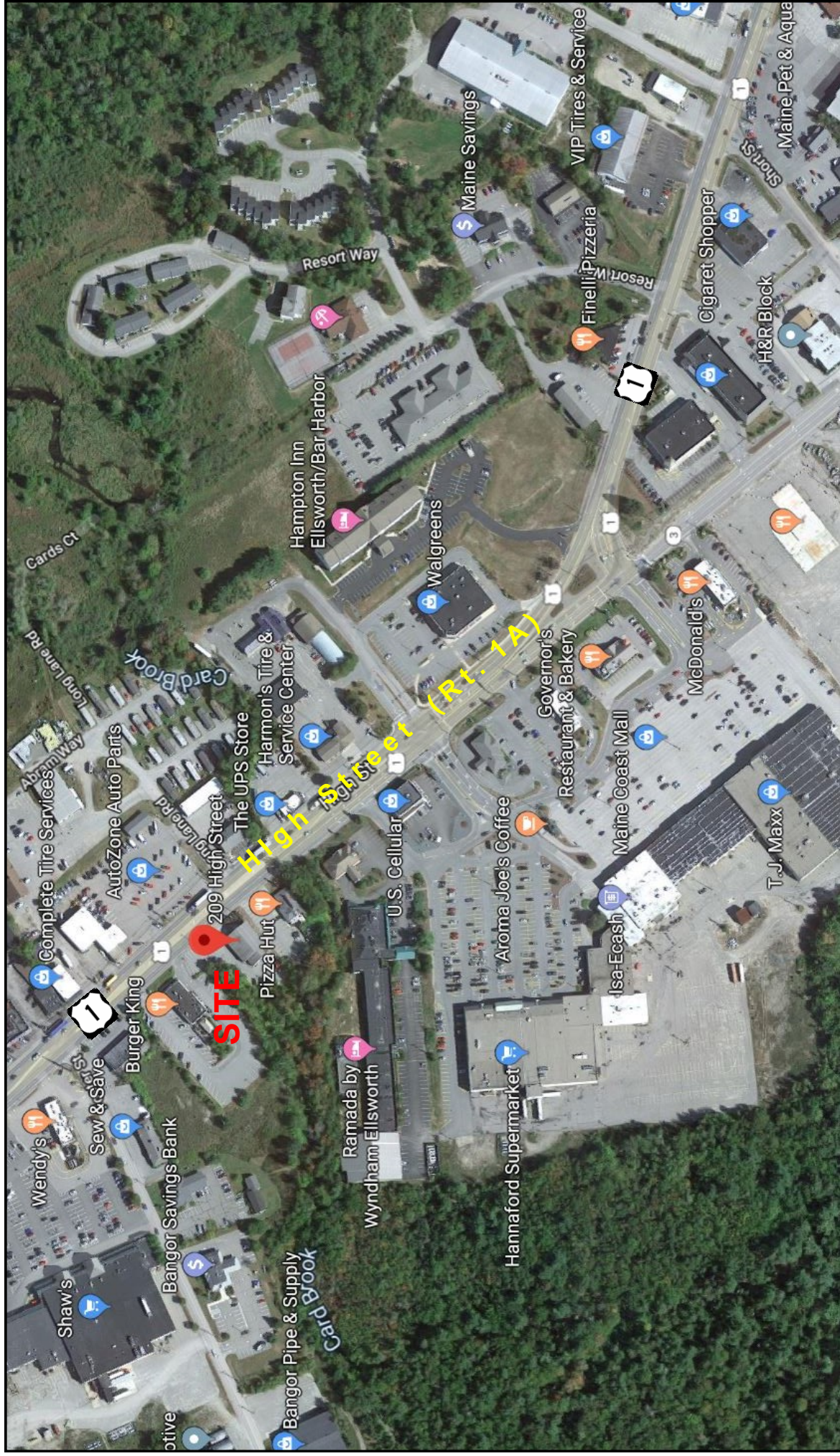
**ASSESSORS
REFERENCE:** Map 131, Lot 004

ZONING: Urban

LEASE PRICE: \$12.50/sf NNN



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