

**PRICE REDUCTION!**



**105 TOPSHAM FAIR MALL RD.  
TOPSHAM, ME, 04086**

## PROPERTY HIGHLIGHTS

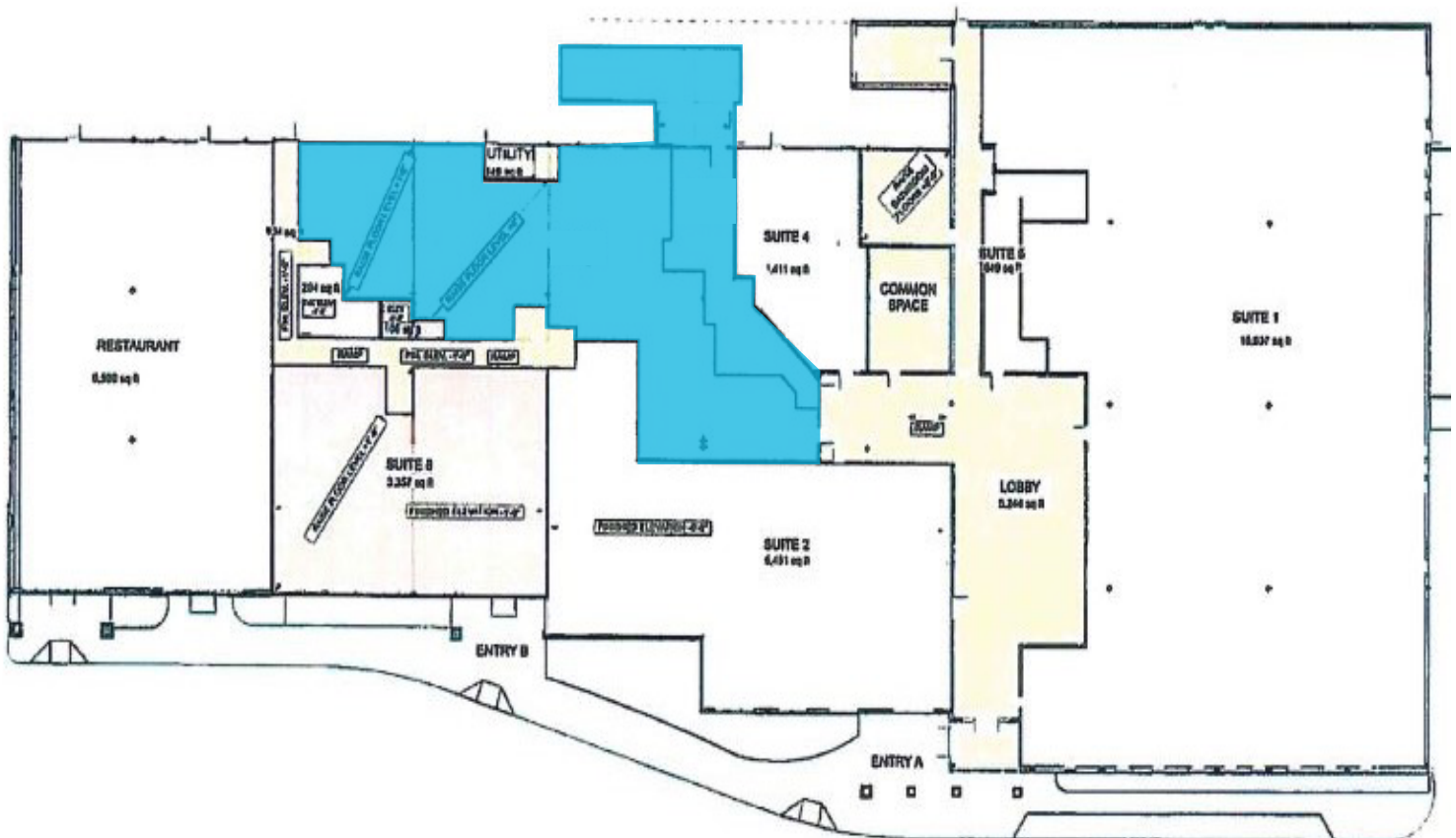
- 7,633± SF of prime medical/office space
- Easy access to and visible from I-295
- Traffic Count: 14,090 vehicles/day (AADT 2019)
- Newly renovated medical center anchored by Central Maine Healthcare and New England Cancer Center
- Nearby retailers include Target, Dick's Sporting Goods, Five Below, Panera, Smitty's Cinema, Gamestop, The Home Depot, Hannaford, Reny's and more.
- **Sublease Rate: \$20.00/SF NNN**

**FOR SUBLEASE**  
**MEDICAL/OFFICE SPACE**

## PROPERTY HIGHLIGHTS

<b>OWNER</b>	105 Topsham Fair Mall, LLC	<b>YEAR BUILT/ RENOVATED</b>	2007/2016
<b>SUBLESSOR</b>	Shields Imaging with Central Maine Health, LLC	<b>HVAC</b>	Central, natural gas fired
<b>ASSESSOR'S REFERENCE</b>	Map R05, Lot 08A	<b>UTILITIES</b>	Municipal
<b>BUILDING SIZE</b>	46,303± SF	<b>PARKING</b>	Ample on-site
<b>AVAILABLE SPACE</b>	Suite 5: 5,765± SF Suite 7: 1,868± SF	<b>SIGNAGE</b>	On building and pylon on main thoroughfare
<b>ZONING</b>	MUC - Mixed-Use Commercial	<b>AVAILABILITY</b>	Immediate
<b>LOT SIZE</b>	4.44± Acres	<b>SUBLEASE RATE</b>	\$20.00/SF NNN

## FLOOR PLAN





**FOR SUBLEASE** | 105 TOPSHAM FAIR MALL ROAD  
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## CONTACT US



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