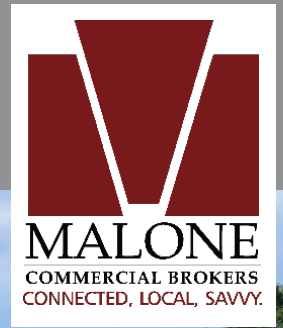


FOR LEASE | MEDICAL OFFICE

655 Main Street | Saco, ME



MEDICAL OFFICE SUITE

10,000± SF second floor medical office suite

Located just off I-195 and Route One, convenient to downtown Saco

Highly visible location with prominent signage

LEASE RATE: \$13.50/SF NNN

CAMs estimated at \$7.50/SF

(Property tours available on Wednesdays)



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MALONE COMMERCIAL BROKERS

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FOR LEASE | PROPERTY SUMMARY

655 Main Street | Saco, ME



OWNER: 655 Main Street, LLC

DEED: Book 17868, Page 128

ASSESSOR: Map 35, Lot 1

LOT SIZE: 19.43± AC

BUILDING SIZE: 26,199± SF

CONSTRUCTION: 1815, wood frame

ROOF: Shingle

SIDING: Clapboard, vinyl mix

FOUNDATION: Full

FLOORING: Vinyl

LIGHTING: Fluorescent

ELECTRICITY: 3-phase, 225 amp, 120/208 volt

HVAC: Central air, oil-fired

CEILING HEIGHT: 8 - 9±

UTILITIES: Municipal water and sewer

SPRINKLER: Yes, wet system

RESTROOMS: Eight in suite

ELEVATOR: Yes

ADA: Handicapped accessible

SECURITY SYSTEM: Yes

PARKING: 125+ spaces on-site

ROAD FRONTAGE: 900'± on Route One

SIGNAGE: Pylon at road and on building

ZONING: B2b

TAXES: \$65,339.88 (2025)



FOR LEASE | MEDICAL OFFICE

655 Main Street | Saco, ME



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