



For Lease

# Turnkey Office Space

**Mike Cobb**  
Managing Director  
+1 207 712 9318  
m.cobb@colliers.com

**Abby Woodman**  
Associate  
+1 207 272 6393  
abby.woodman@colliers.com

**Colliers**

217 Commercial Street, Suite 201  
Portland, ME 04101  
+1 207 560 8000  
colliers.com/maine

74 Bayview Street  
Yarmouth, ME

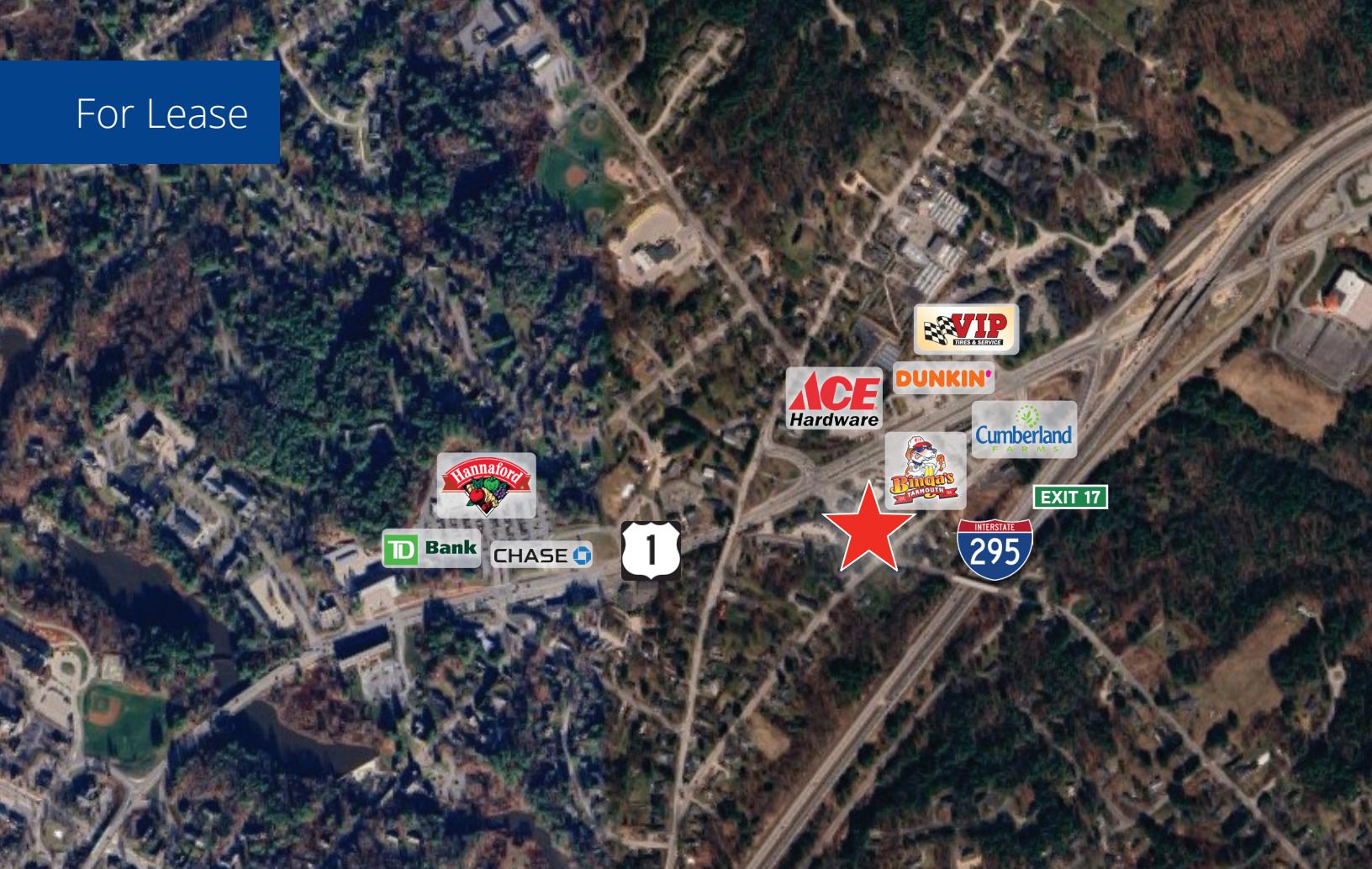
## Property Highlights

- 3,530± SF of well-designed office space available for lease on the 1st floor
- Space consists of up to 9 individual offices, a large conference room, reception area, a kitchenette, storage, and 2 private restrooms
- Unit features large windows and glass offices which create an abundance of natural light
- Pylon signage opportunity
- Located right off busy Route 1 with immediate access from Exit 17, I-295

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

Accelerating success.

For Lease



## Specifications

Address:	74 Bayview Street
Location:	Yarmouth, ME 04096
Owner(s):	Bayview Commercial Properties, Inc.
Map/Lot:	034/021
Book & Page:	31666 & 0252
Building Type:	Office
Year Built/Renovated:	1977/2006
Total Building SF:	5,145±
Available SF:	3,530±
Floors:	1.75
Utilities:	Municipal water & sewer Natural gas & electric heat pump
Zoning:	Commercial
Parking:	Ample on-site
2024 NNN Expenses:	\$4.88 PSF (includes heat)
<b>Lease Rate:</b>	<b>\$15.00 NNN</b>



Colliers

Colliers | 217 Commercial St, Suite 201, Portland, ME 04101  
+1 207 560 8000 | [colliers.com/maine](http://colliers.com/maine)

# 1st Floor Plan

