PRICE REDUCTION!

THE BOULOS COMPANY

105 TOPSHAM FAIR MALL RD.
TOPSHAM, ME, 04086

PROPERTY HIGHLIGHTS

- 1,868 - 7,633± SF of prime medical/office space
- Easy access to and visible from I-295
- Traffic Count: 14,134 vehicles/day (MDOT)
- 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, Home Depot, Hannaford, Reny's and more.
- **Sublease Rate: $20.00/SF NNN**

FOR **SUBLEASE**
MEDICAL/OFFICE SPACE

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 | 207.772.1333 | WWW.BOULOS.COM

FOR SUBLEASE | 105 TOPSHAM FAIR MALL ROAD
TOPSHAM, ME 04086

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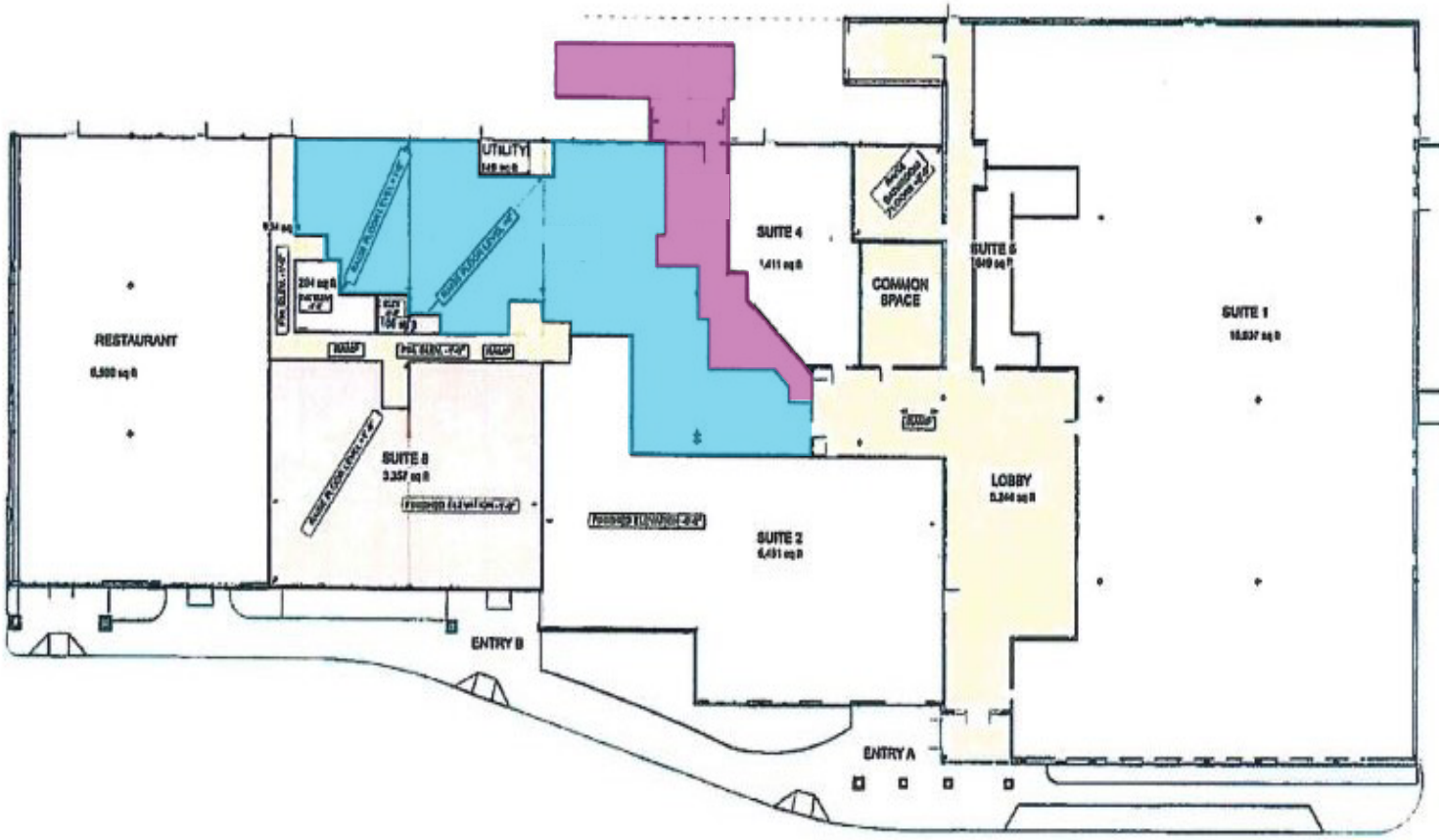
PROPERTY HIGHLIGHTS

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

FLOOR PLAN



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