

# FOR SUBLEASE

## 4 SHAPE DRIVE KENNEBUNK ME

### KEY ATTRIBUTES

- 10,000± SF single-tenant professional Class A medical space located at 4 Shape Drive in the heart of Kennebunk
- Perfect for a veterinary hospital, wellness businesses, cosmetic medical, physical therapy, exercise businesses, and a variety of uses needing easy accessibility
- The single-floor space features perimeter windows on all four sides, a front entrance directly into the reception area from the front parking lot and a rear entrance directly into the rear reception area from the rear parking lot
- The current layout includes spacious reception areas, numerous exam rooms, service rooms, treatment rooms, offices, staff rooms and open spaces - plumbing is abundant throughout the space
- Conveniently located at 4 Shape Drive off from US Route 1 in the heart of the Portland Road business area, and nearby Maine Turnpike Exit 25 in Kennebunk and Exit 32 in Biddeford
- Water infiltration occurred during Sub-Landlord's term. Sheetrock was removed and left in that condition for future rebuilding
- Sublease term through April 30, 2030
- Price ~~\$12.00~~ per square foot NNN

**Price Reduced to \$6.00 NNN**



**Roxane A. Cole, CCIM**  
Managing Member  
COMMERCIAL BROKER



FRONT ENTRANCE AND PARKING



REAR ENTRANCE AND PARKING

P.O. Box 7432 Portland ME 04112-7432 • 207.653.6702 • [www.roxanecole.com](http://www.roxanecole.com)

The statements and figures presented herein, while not guaranteed, are secured from authoritative sources. The broker discloses that she is acting solely as an agent for the seller in the marketing, negotiation and selling of the property.



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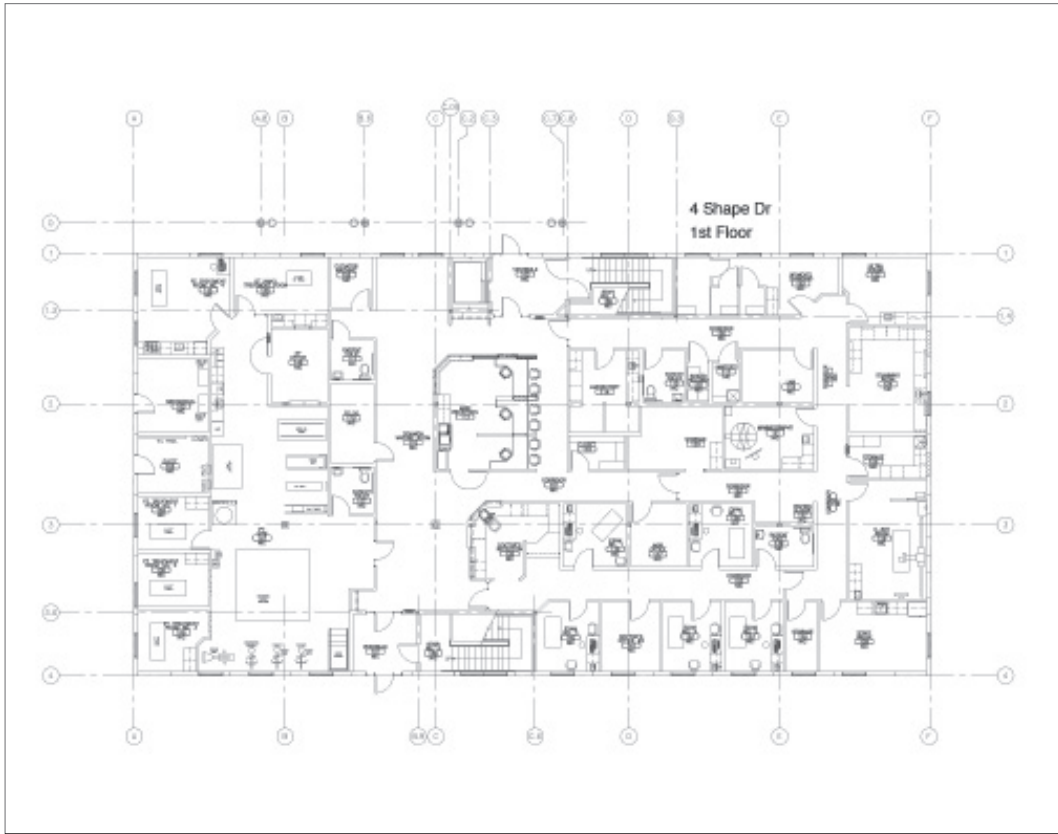
**ROXANE COLE**  
COMMERCIAL REAL ESTATE LLC



FRONT ENTRANCE RECEPTION



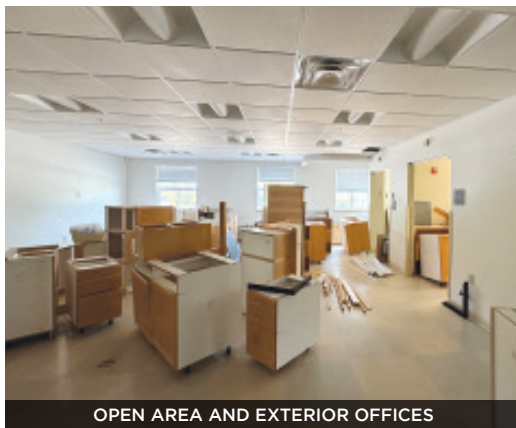
REAR RECEPTION AND HALL



FLOOR PLAN OF 10,000± SQUARE FOOT SUBLEASE SPACE



EXAM ROOM



OPEN AREA AND EXTERIOR OFFICES



STAFF ROOM



OPEN AREA



HALLWAY BY REAR ENTRANCE



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