

PRICE REDUCTION!


**THE BOULOS
COMPANY**
COMMERCIAL REAL ESTATE



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

PROPERTY HIGHLIGHTS

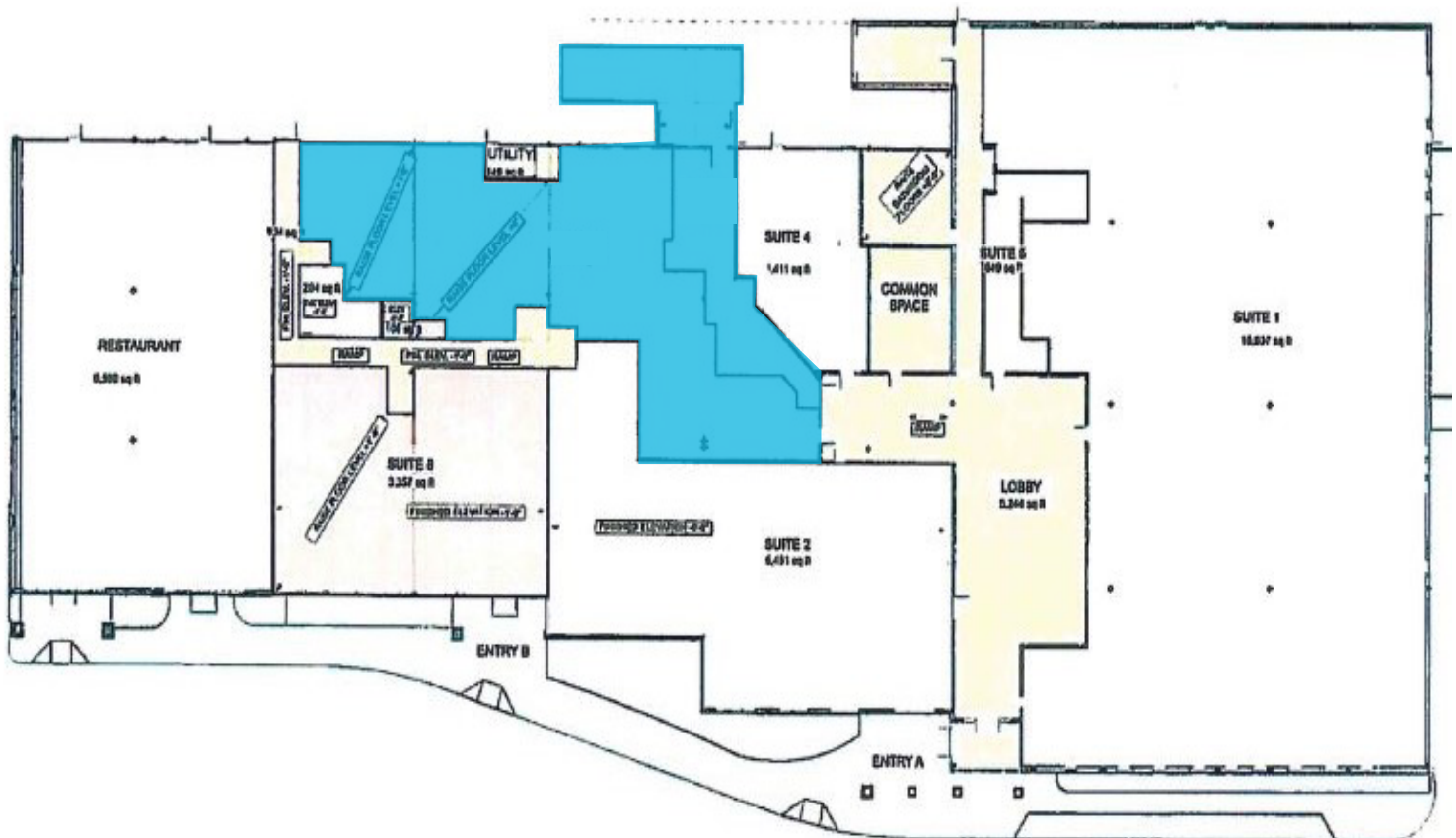
- 7,633± SF of prime medical/office space
- Easy access to and visible from I-295
- Traffic Count: 14,090 vehicles/day (AADT 2019)
- Newly renovated medical center anchored by Central Maine Healthcare and New England Cancer Center
- Nearby retailers include Target, Dick's Sporting Goods, Five Below, 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

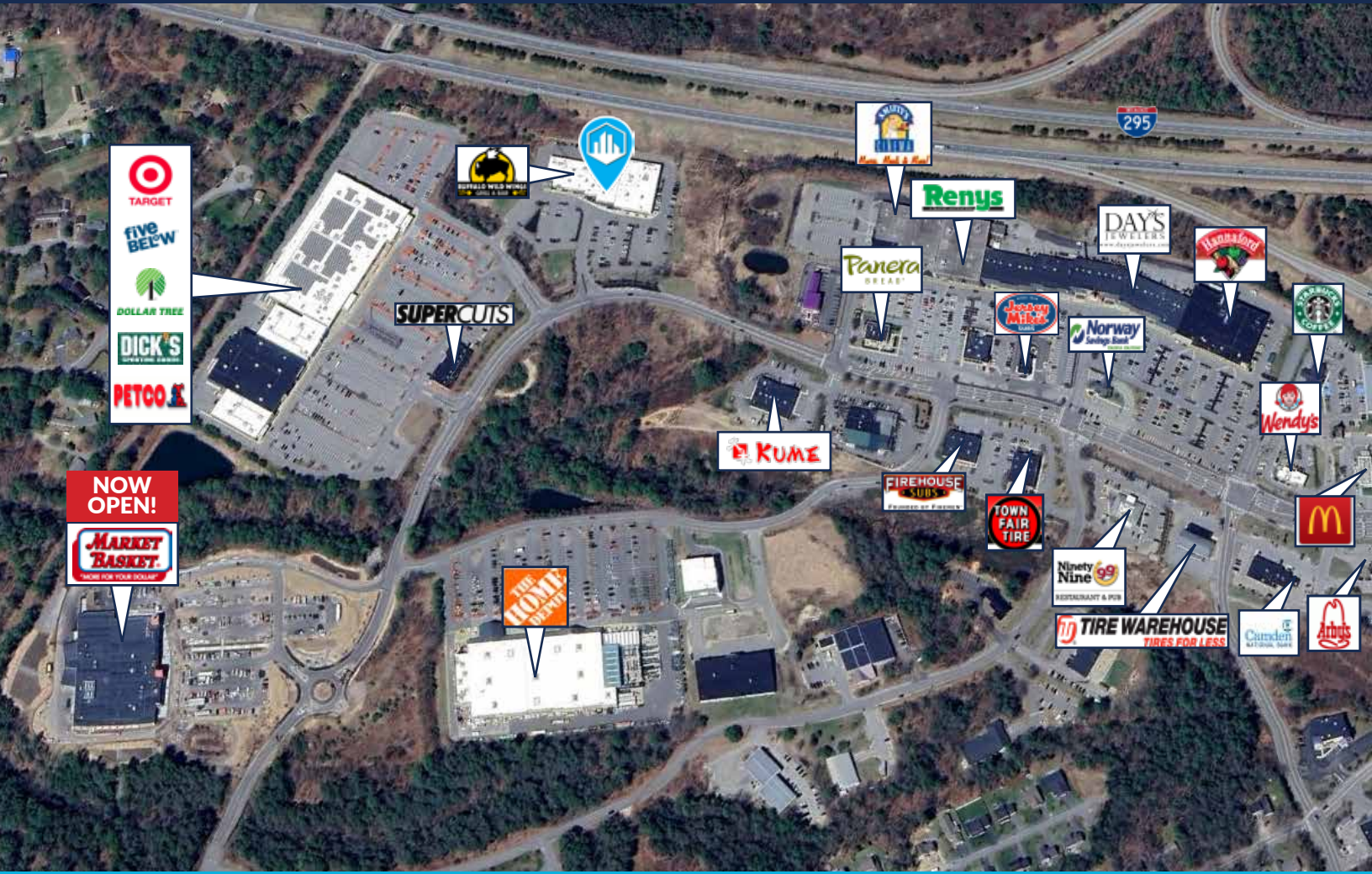
OWNER	105 Topsham Fair Mall, LLC	YEAR BUILT/ RENOVATED	2007/2016
SUBLESSOR	Shields Imaging with Central Maine Health, LLC	HVAC	Central, natural gas fired
ASSESSOR'S REFERENCE	Map R05, Lot 08A	UTILITIES	Municipal
BUILDING SIZE	46,303± SF	PARKING	Ample on-site
AVAILABLE SPACE	Suite 5: 5,765± SF Suite 7: 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



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





CONTACT US



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