

- 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



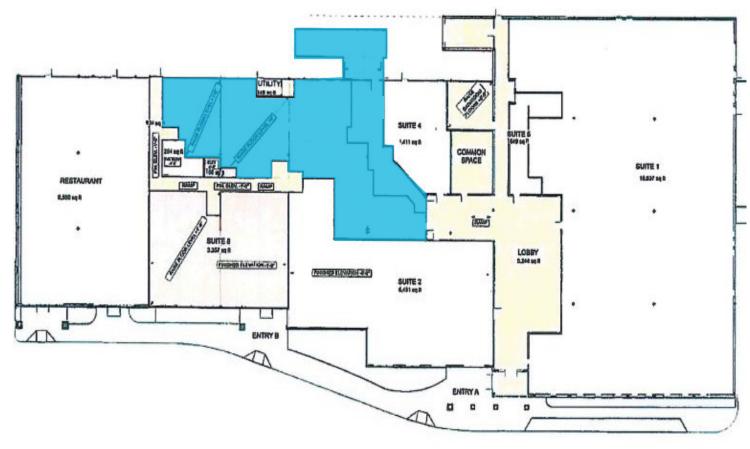
FOR SUBLEASE | 105 TOPSHAM FAIR MALL ROAD TOPSHAM, ME 04086



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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