



# FOR LEASE

104 PLEASANT STREET, SUITE 3  
BRUNSWICK, ME

- Exceptionally located retail/office space, situated next to popular chains Dunkin and Subway
- Outstanding visibility from bustling Route 1, with traffic counts of 29,940 AADT, allowing for outstanding signage opportunities
- Ample on-site parking
- \$2,400.00/month NNN

## RETAIL/OFFICE SPACE

# FOR LEASE

104 PLEASANT STREET, SUITE 3  
BRUNSWICK, ME 04011



## PROPERTY DETAILS

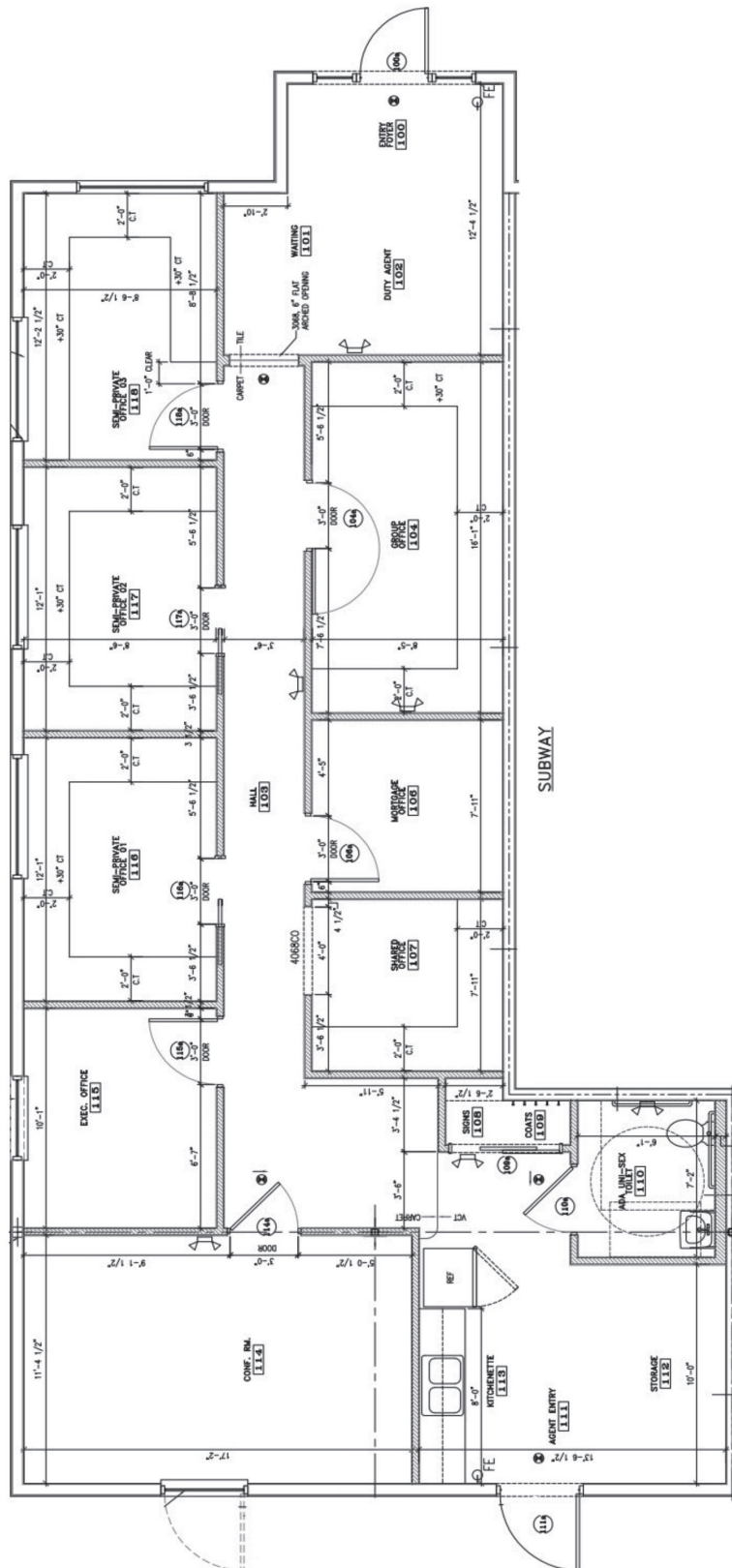
<b>OWNER</b>	Brunswick Town Holdings, LLC
<b>ASSESSOR'S REFERENCE</b>	Map U23, Lot 90
<b>BUILDING SIZE</b>	5,346± SF
<b>AVAILABLE SPACE</b>	1,585± SF
<b># OF STORIES</b>	One (1)
<b>INTERIOR LAYOUT</b>	Layout consists of a sunny reception space, 6 offices, a conference room & kitchenette with plumbing
<b>YEAR BUILT</b>	2009
<b>CONSTRUCTION</b>	Wood frame
<b>HVAC</b>	Natural gas-fired, forced hot air
<b>ROOF</b>	Gable, asphalt shingle
<b>ZONING</b>	GM5 - Growth Mixed-Use
<b>LOT FRONTAGE</b>	180' on Pleasant Street
<b>TRAFFIC COUNT</b>	29,940 AADT 2022
<b>UTILITIES</b>	Public water/sewer
<b>SIGNAGE</b>	Roadside signage
<b>PARKING</b>	Ample, on-site paved parking
<b>LEASE RATE</b>	\$2,400/month NNN



# FOR LEASE

104 PLEASANT STREET, SUITE 3  
BRUNSWICK, ME 04011

## FLOOR PLAN



# FOR LEASE

104 PLEASANT STREET, SUITE 3  
BRUNSWICK, ME 04011

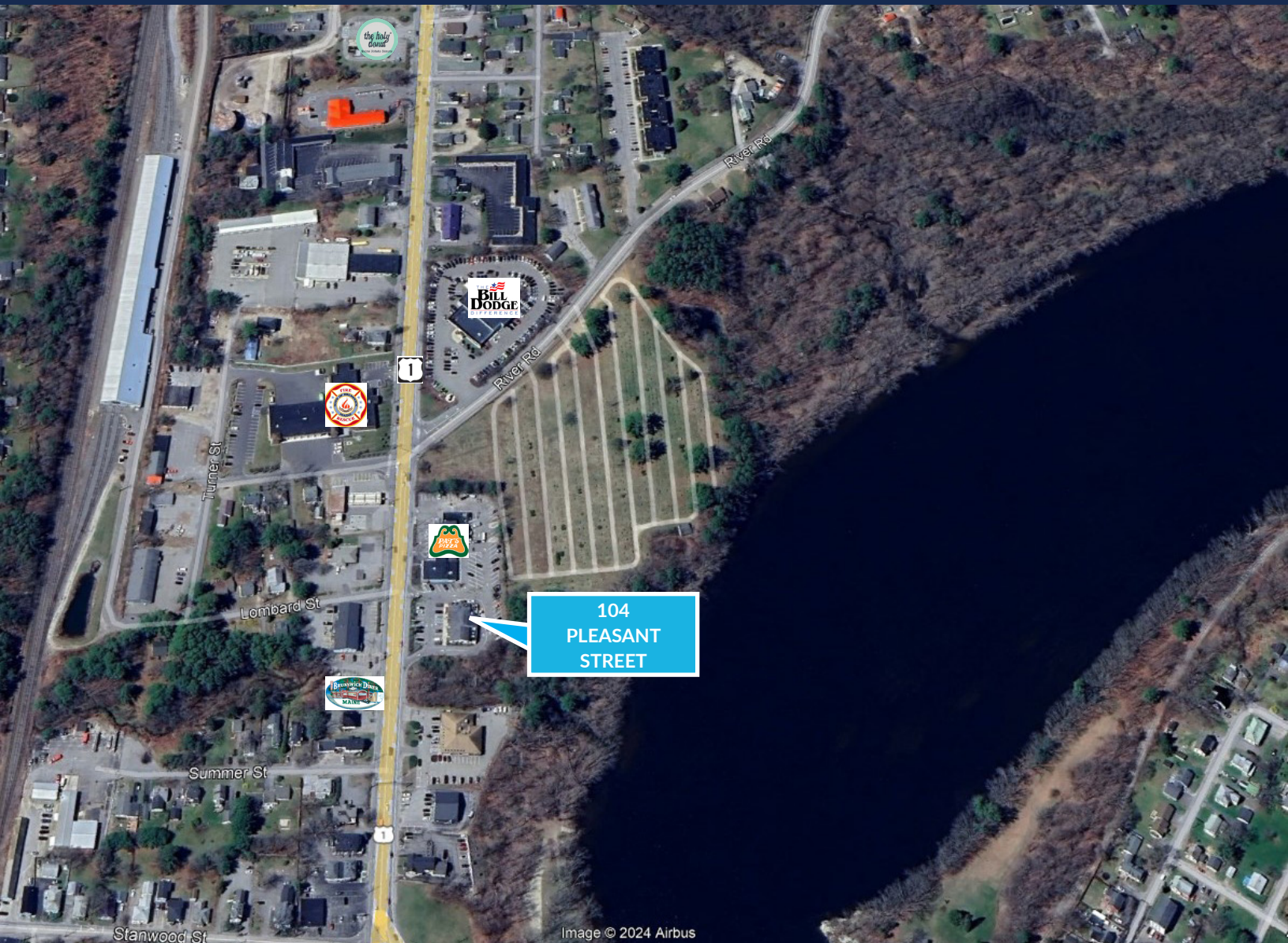


Image © 2024 Airbus

## CONTACT US



**SAMANTHA MARINKO**  
Associate

+1 207.553.1723 D  
+1 908.433.5049 C  
[smarinko@boulos.com](mailto:smarinko@boulos.com)



**GREG BOULOS**  
Managing Partner

+1 207.553.1715 D  
+1 207.831.3000 C  
[gboulos@boulos.com](mailto:gboulos@boulos.com)

©2024 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.