

FOR LEASE



12 STILLWATER AVE - BANGOR, MAINE

PROPERTY DESCRIPTION

Class A masonry office building located adjacent to the intersection of Stillwater Ave. & Broadway. Less than ½ mile from the downtown business district and the Bangor Mall area. Centrally located, easily accessible, and highly visible site. On building signage and ample parking available.

BUILDING SIZE

23,698 +/- sf

SPACE AVAILABLE

4,793 +/- sf (Available May 15, 2026)

PARKING

144 paved spaces on-site

EXISTING TENANTS

Saco Bay Orthopedic & PT, Downeast OBGYN, Groundwork Healing, Twin Pines Extractions & Denture, Mann Law Personal Injury Attorneys

ZONING

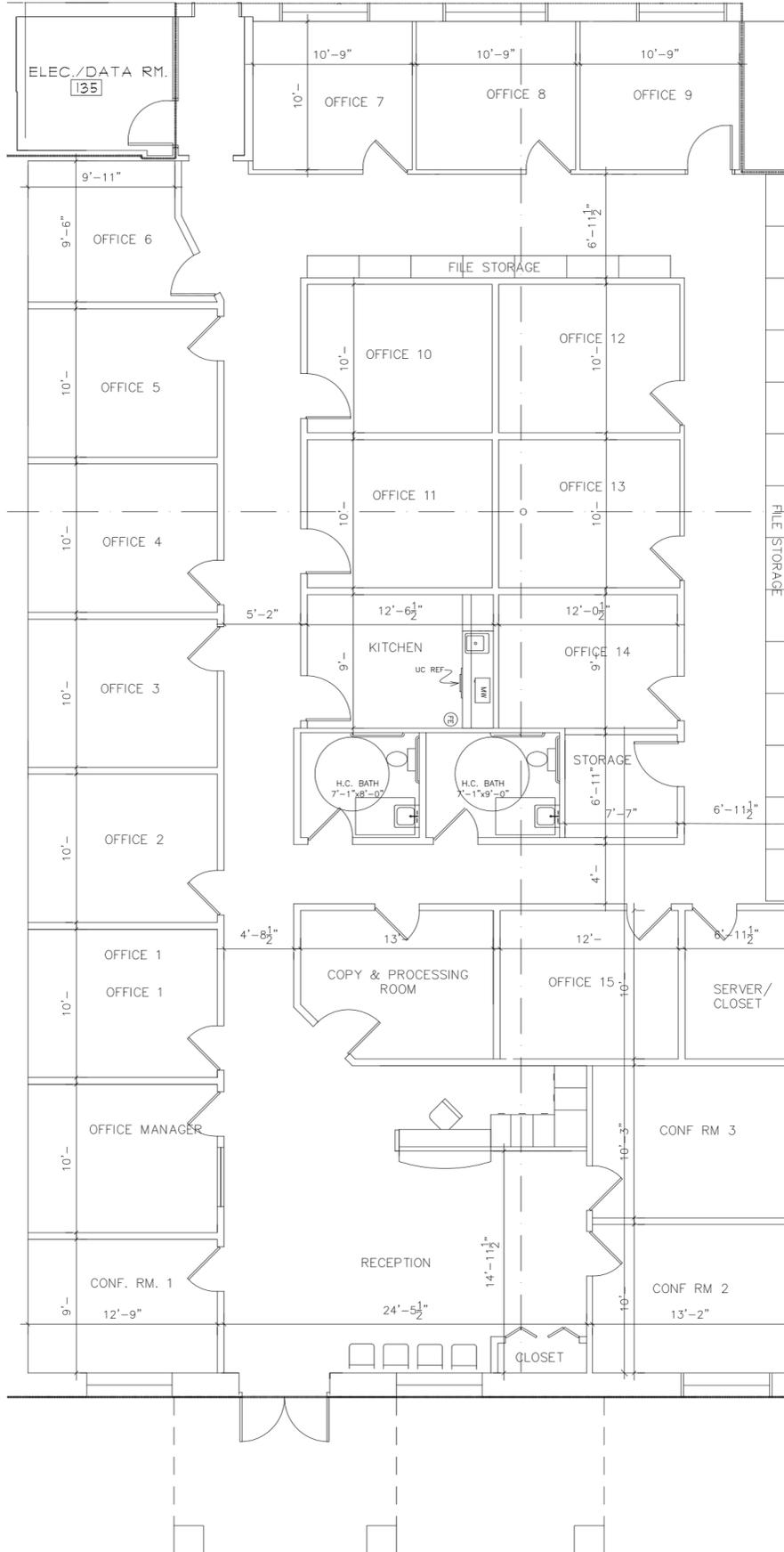
Urban Service District (USD)

Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

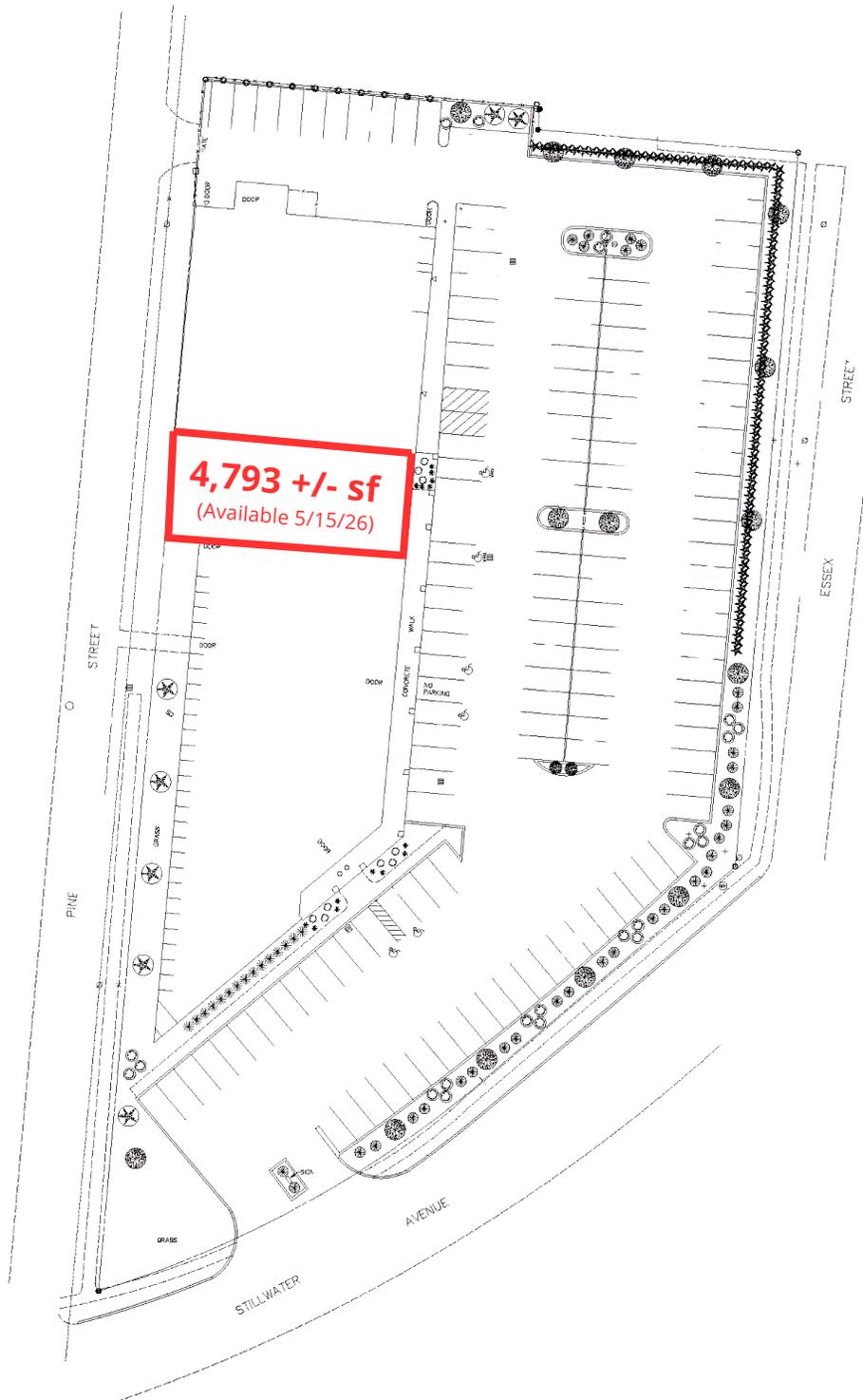
FLOOR PLAN



4,793 +/- sf (Avail 5/15/26)



SPACE AVAILABLE



FOR FURTHER INFO, CONTACT: MOLLY BRIGGS

 molly@epsteincommercial.com

 epsteincommercial.com

 207-945-6222

