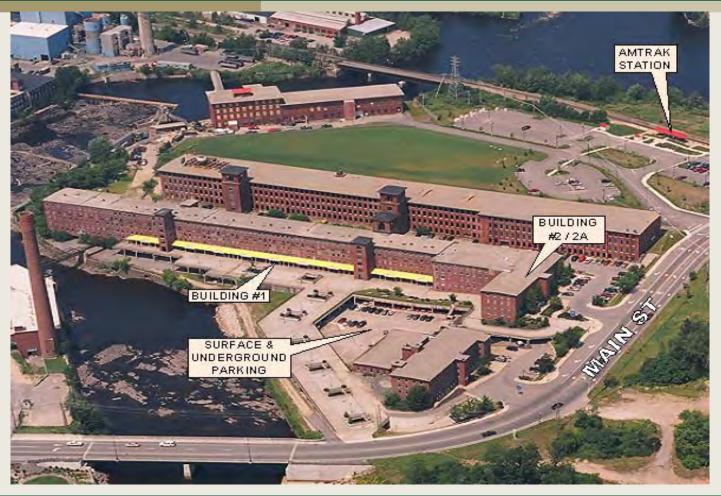
110 MAIN STREET

Saco, Maine



FOR LEASE | OFFICE & RETAIL SPACE

For more information, please contact:



Drew Sigfridson 207.772.1333 dsigfridson@boulos.com

CBRE/The Boulos Company One Canal Plaza Portland, ME 04101

www.boulos.com

CBRE The Boulos Company

CBRE/The Boulos Company is pleased to offer office and retail space for lease at Saco Island which is located on Main Street on the border between Saco and Biddeford in Southern Maine. Saco Island is known as Factory Island or Cutts Island locally. The Saco Island Complex is conveniently located next to downtown Saco, the Amtrak station, and has good access to the Maine Turnpike. The complex, in its entirety, consists of just under $380,000\pm$ SF of space in five buildings situated on $8.54\pm$ acres. Currently, there is $33,177\pm$ SF of office and retail units available in buildings 1, 2, and 2A.

Saco Island – Summary

Building #1

This is oriented as retail or office space with commercial plate glass mercantile fronts along the promenade.

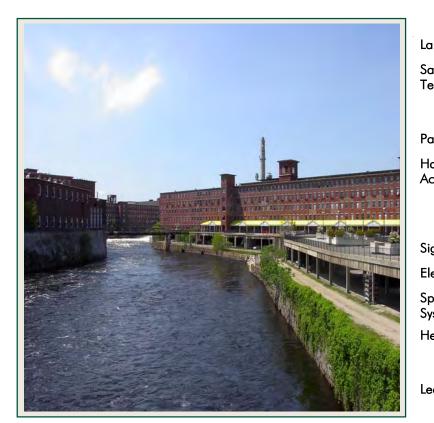
Building #2/2A

This five-story brick building consists of retail and office space. Some retail spaces have finished basement or lower level space attached. There is a central lobby area accessing hallways and the elevator. The space is typically finished with exposed brick exterior walls and painted sheetrock partitioning. Some offices have exposed higher ceilings and others dropped suspended ceilings with recessed lighting.

Adjacent to the new AMTRAK station in Saco.

BUILDING #1		
FLOOR	SUITE	SF AVAIL
1 st	1102A	292
1 st	1102	828
1 st	1120	17,920
	BUILDING #2	/ 2A
FLOOR	SUITE	SF AVAIL
2 ND	1207	1,000
2 ND	1208	1,200
4 TH	1415	2,850
4 TH	1420	3,650
4A	1408 A-D	859
5 TH	1515	4,578

TOTAL SF AVAILABLE 33,177



andlord:	Cutts Island Group	
aco Island enants:	Law offices, a deli-style restaurant, the office of Social Security Administration, Casella, and the University of Maine and many more.	
arking:	Available on-site	
andicap ccess:	The buildings are substantially handicapped accessible, with entrances, bathrooms, the elevator, and interior signage all constructed to handicapped accessible requirements.	
gnage:	On building directories	
ectricity:	Most spaces are separately metered	
orinkler /stem:	Yes	
eat & AC:	Heat & Air Conditioning throughout. Office space has individually monitored heat & AC.	
ease Rate:	\$10.00/SF Modified Gross	



For more information please contact Drew Sigfridson at 207.772.1333 or visit www.boulos.com

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