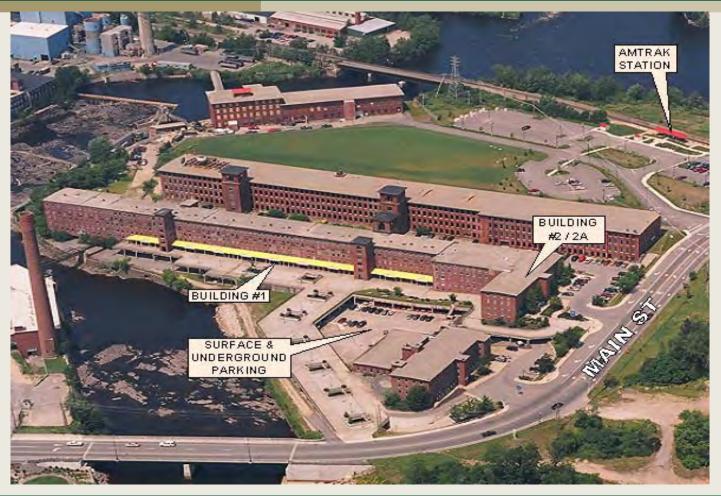
110 MAIN STREET

Saco, Maine



FOR LEASE | OFFICE & RETAIL SPACE

For more information, please contact:



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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.

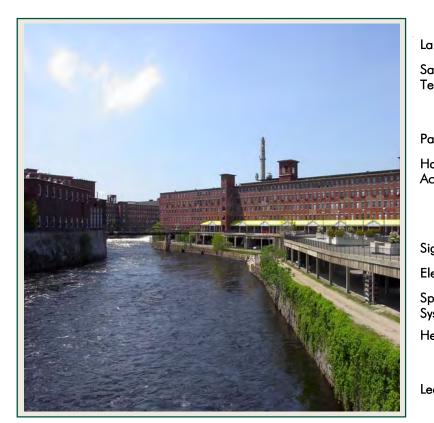
Building #2/2A

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 | |
| | | |



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