

110 MAIN STREET

Saco, Maine



FOR LEASE | OFFICE & RETAIL SPACE

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CBRE | The Boulos Company
CB RICHARD ELLIS

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±SF of space in five buildings situated on 8.54± acres. Currently, there is 33,177±SF of office and retail units available in buildings 1, 2, and 2A.

110 Main Street | Saco Island | Saco, Maine

Saco Island – Summary

Building #1

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

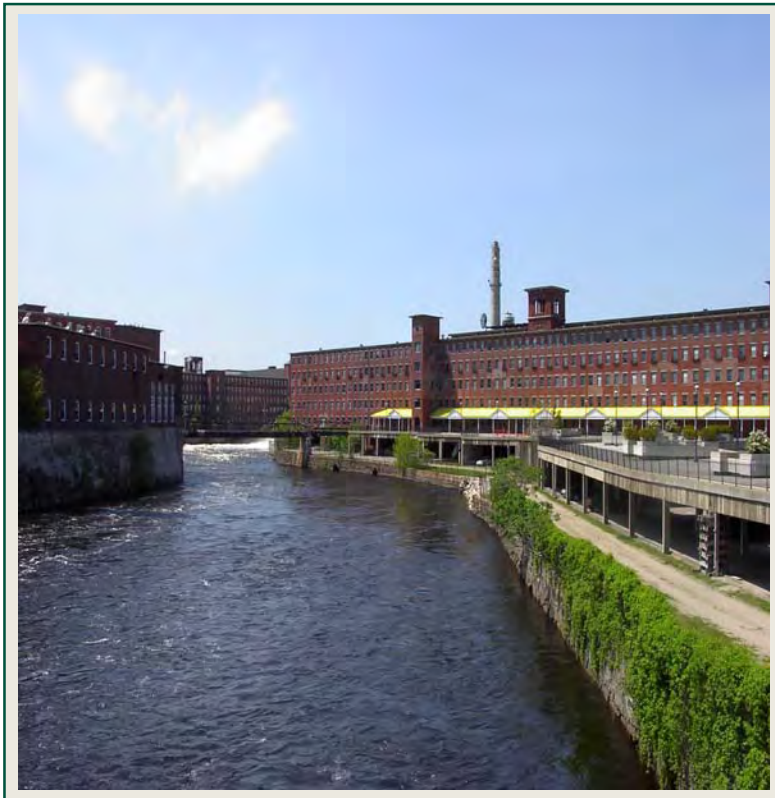
Building #2/2A

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
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Landlord:	Cutts Island Group
Saco Island Tenants:	Law offices, a deli-style restaurant, the office of Social Security Administration, Casella, and the University of Maine and many more.
Parking:	Available on-site
Handicap Access:	The buildings are substantially handicapped accessible, with entrances, bathrooms, the elevator, and interior signage all constructed to handicapped accessible requirements.
Signage:	On building directories
Electricity:	Most spaces are separately metered
Sprinkler System:	Yes
Heat & AC:	Heat & Air Conditioning throughout. Office space has individually monitored heat & AC.
Lease Rate:	\$10.00/SF Modified Gross