

74
BARIBEAU

Brunswick, Maine



FOR SALE / LEASE
Class A Medical Office Building

PORTA & CO.

COMMERCIAL REAL ESTATE

Porta & Company is pleased to offer 74 Baribeau Drive Brunswick, ME, for sale or lease. This 18,248± SF Class A medical office building located on 4.65± Acres comes fully equipped, professionally maintained and provides a cost-effective solution in the Midcoast market.

Property Highlights

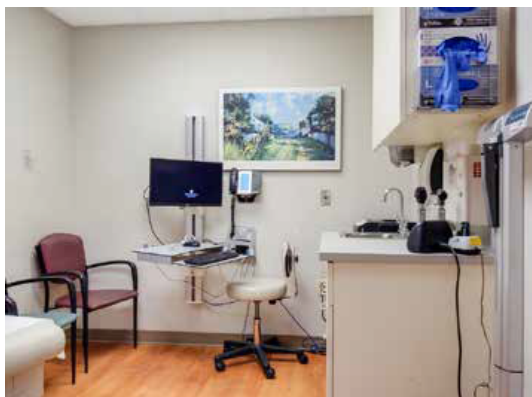
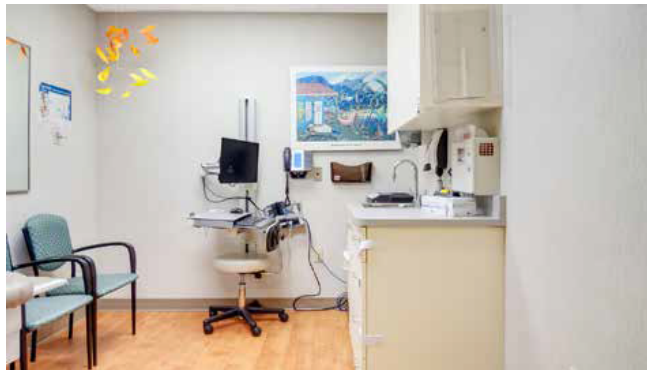
- Fully built-out medical office building previously occupied by Martin's Point as a primary care medical facility.
- Positioned for: Continued medical office use, senior housing conversion, rehabilitation facility conversion, biotechnology, and other potential uses
- Subdivision to 8,462± SF possible
- Vibrant vaulted lobby and waiting area
- Ample parking in front and rear of building
- Close proximity to both Pleasant Street as well as Maine Street/downtown Brunswick. Bowdoin College, Brunswick Landing and Cook's Corner Shopping Center.

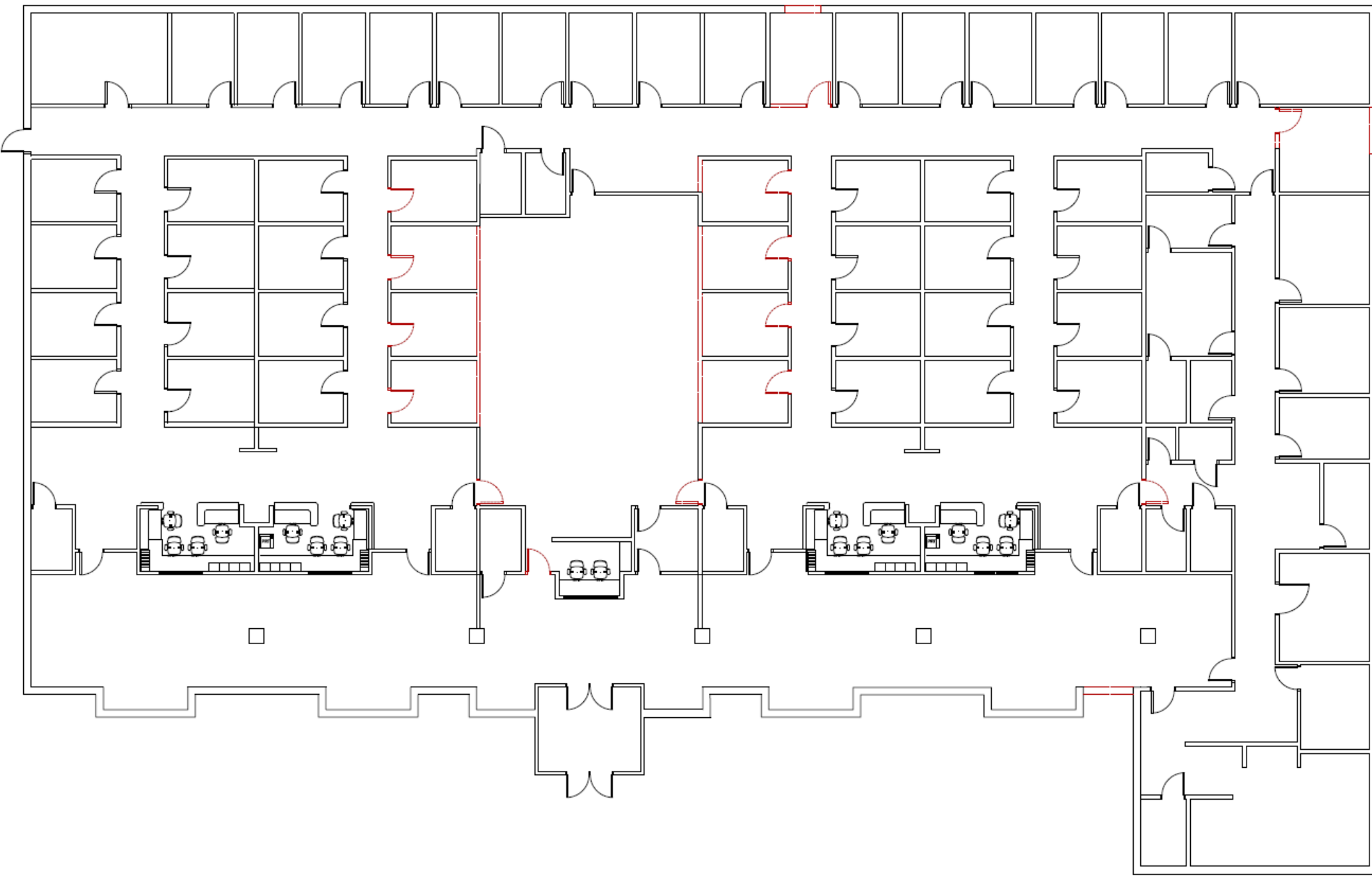


PROPERTY DETAILS

OWNER OF RECORD	Rode 74, LLC
PROPERTY ADDRESS	74 Baribeau Drive, Brunswick, ME 04011
REGISTRY OF DEEDS	Book 34450, Page 049
ASSESSORS REFERENCE	Map 22, Lot 161
BUILDING SIZE	18,248± SF *Potential for 10,000± SF expansion
LAND AREA	4.65 ± Acres
AVAILABLE SPACE	8,462 -18,248 ± SF
BUILDING LAYOUT	Open work stations as well as perimeter and interior private offices/exam rooms
PARKING	118 Spaces
ZONING	GM8 - Growth Mixed-Use District
NUMBER OF STORIES	One (1)
BUILDER / ARCHITECT	Marshall Erdman & Associates / Marvin Wiehe
YEAR BUILT	1995
HVAC	Gas-fired rooftop units
UTILITIES	Municipal water and sewer
REAL ESTATE TAXES (FY 21-22)	\$2.45/SF
Est. CAM EXPENSES	\$3.24/SF
LEASE RATE	\$15.00/SF NNN
SALE PRICE	\$3,150,000 (\$172/SF)

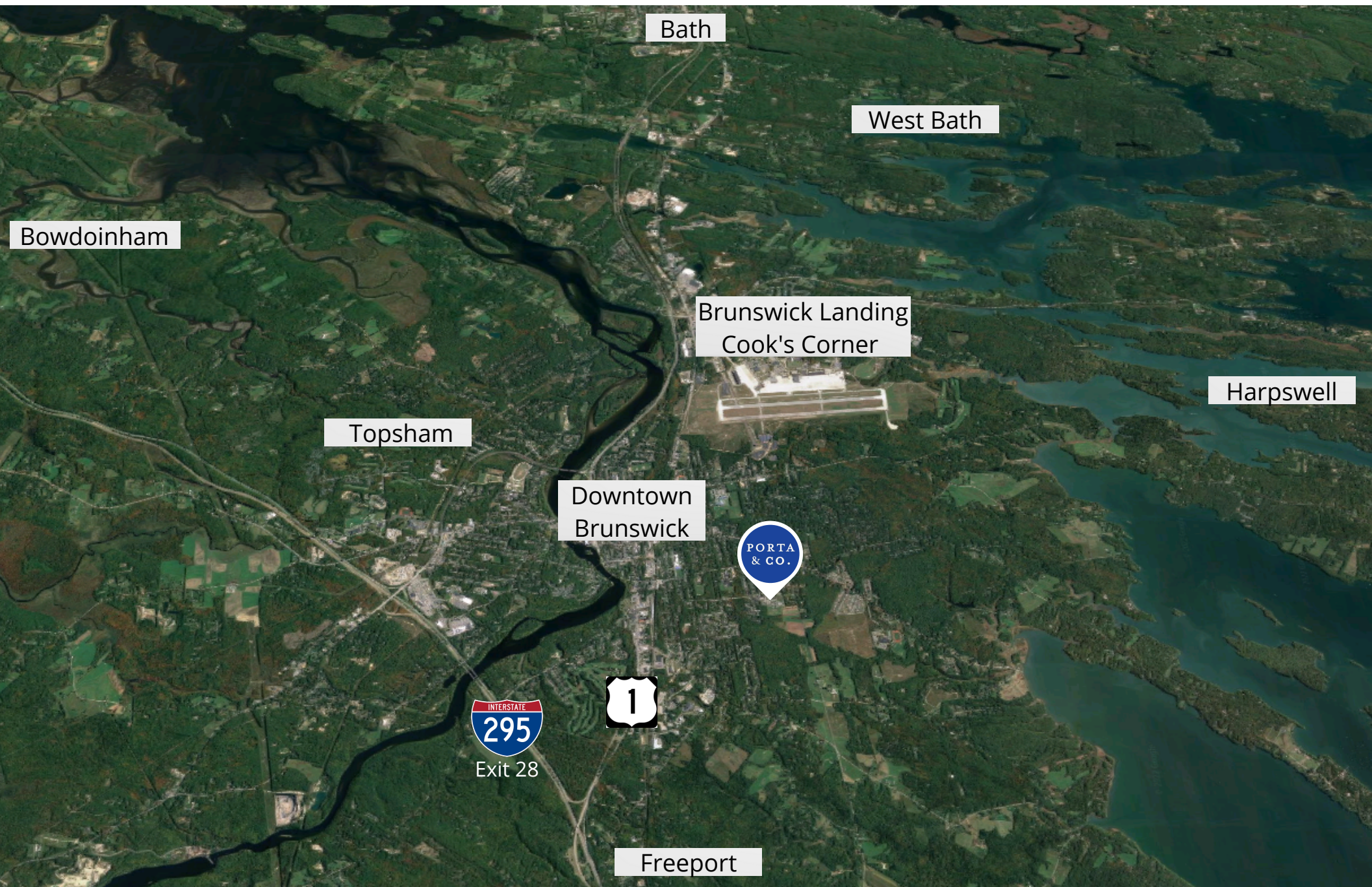






FLOOR PLAN





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