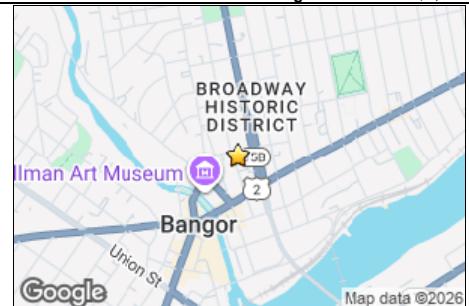




205 French Street
Bangor, ME 04401

Lease Amt/Terms: \$2,900 PSF Monthly
MLS#: 1646220



General Information

| | | |
|------------------|----------------------|---|
| Sub-Type: Office | Year Built +/-: 1969 | Sqft Fin Total +/-: 4,608 |
| | | Sqft Other 205 French Street Medical Building |
| Source: | | |

Land Information

| | |
|--|------------------------------|
| | Zoning: Medical Office Build |
| | Zoning Overlay: Yes |

Interior Information

| | | |
|-------------------------|------------------------|-----------------------|
| Class of Space: Class A | Office SqFt +/-: 2,024 | Total # Buildings: 1 |
| | Primary Use: Office | Total # Floors: 1 |
| | Space Type: N/A | Total # Units: 1 |
| | | Total SqFt +/-: 4,608 |
| | | Year Built +/-: 1969 |

Property Features

| | | | |
|-------------------|---|---|------------------------------|
| Existing Lease: | NNN | Exterior: Brick; Wood Siding | Electric: Circuit Breakers |
| Location: | Bus Line; Downtown; Historic District; Near Shopping; Public Transport Access | Roof: Membrane | Utilities: Utilities On: Yes |
| CM/IND Misc Info: | Building/Unit Size (RSF) +/-: 2,024; Confidential Listing: No; Confidentiality Statement: No; Maximum Floor Capacity +/-: 2,024; Office SqFt +/-: 2,024; Offices: 8; Space Available +/-: 2,024; Total Units: 2 | Heat System: Baseboard | Gas: Natural - On Site |
| | | Heat Fuel: Gas Natural | Sewer: Public Sewer |
| | | Floors: Carpet; Laminate | Water: Public |
| | | Accessibility Amenities: 32 - 36 Inch Doors | |
| | | Lighting: LED | |
| | | Parking: 21+ Spaces | |
| Property Uses: | Medical Office; Office Building | | |
| Office Type: | Medical; Office Building | | |
| Property Status: | Existing | | |
| Rent: | Fixed Lease; Step-Up Lease | | |
| Escalators: | | | |
| Construction: | Masonry | | |

Tax/Deed Information

Full Tax Amt/Yr: \$8,114/ 2024

Map/Block/Lot: 49/10
Tax ID: BANG-000049-000000-000010

Remarks

Remarks: Ideal medical office or professional office setting just minutes from downtown Bangor — a professionally finished building in a peaceful, low-traffic neighborhood, yet strategically located for easy access to the city center and major roadways. This turn-key (or nearly turn-key) facility offers everything your practice needs to serve patients efficiently and comfortably. Inside you'll find a thoughtfully designed layout that includes seven exam/office rooms (some already equipped with sinks), a spacious reception/waiting area, staff/admin offices, and abundant potential for additional rooms such as a procedure or treatment rooms. The current owner is amenable to undertaking retrofitting and upgrades - giving you the flexibility to customize finishes, plumbing, lighting, and partitioning before lease-up. Outside, a generous parking lot ensures convenient, hassle-free access for patients and staff — especially important for mobility-challenged or elderly patients. The building's exterior footprint and layout allow for clear signage visibility, easy in/out access, and separate patient and staff parking zones if needed. Nearby public transportation stops and major roadway access make it easy for patients traveling within Bangor or from surrounding communities. Despite the proximity to downtown and major thoroughfares, the setting remains calm and residential-adjacent — ideal for a medical practice that values a quiet, professional environment.

LO: ERA Dawson-Bradford Co.

Listing provided courtesy of:
ERA Dawson-Bradford Co.
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Prepared by ERA Dawson-Bradford Co. on Friday, January 16, 2026 1:57 PM.

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