

# FOR LEASE

## Office Space

2,700 - 14,400± SF | \$7.50/SF NNN



## 1 Runway Road, South Portland

### Property Highlights

- *Fully Renovated Office Space*
- *Great Natural Light*
- *Abundant Parking*

### Property Description

We are pleased to offer 2,700 - 14,400± SF of fully renovated office space for lease at 1 Runway Road in South Portland. Flexible availability allows users to lease one or both floors. This brand new space boasts great natural light and abundant parking in a quiet setting. The site is approximately one mile from I-295 and I-95, and is a quick 10-minute drive to downtown Portland.



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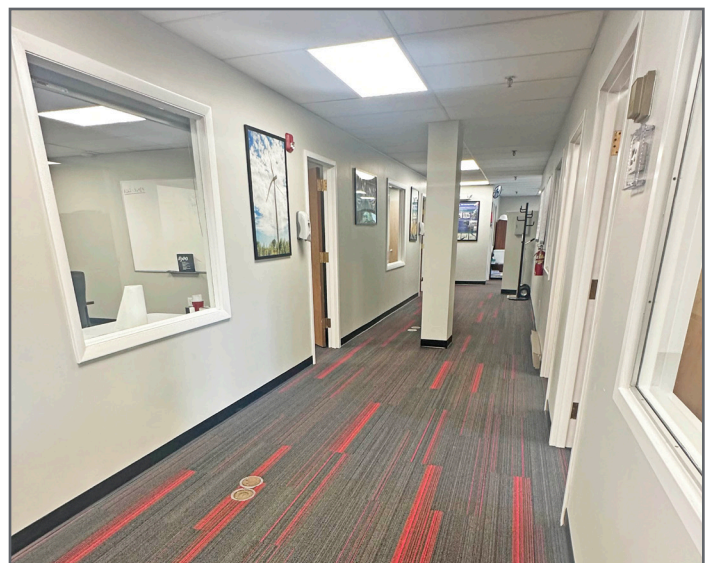
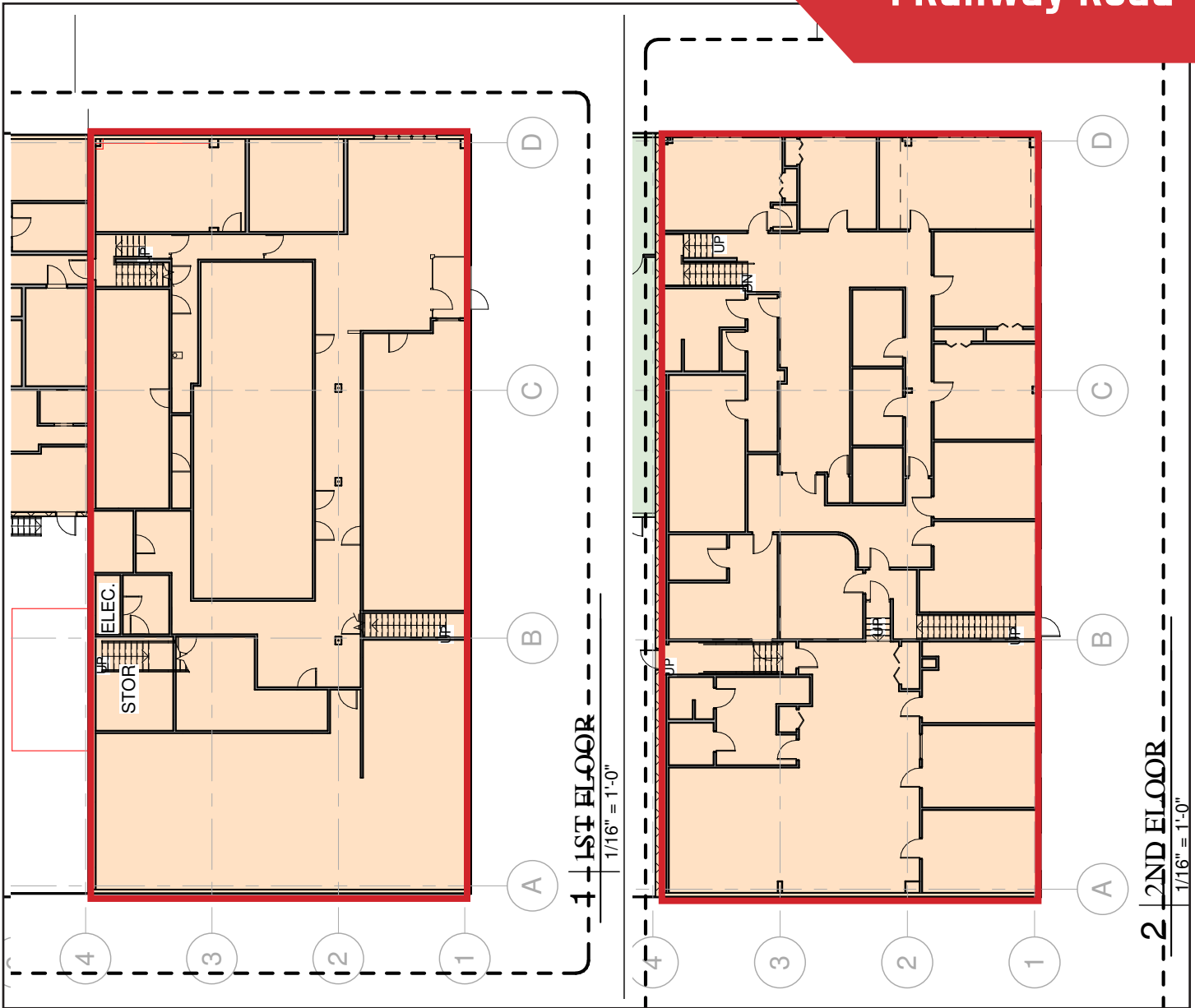
## Property Overview

Owner	Flagstone Realty, LLC
Building Size	52,610± SF
Available Space	2,700 - 14,400± SF; 1st and 2nd floors
Lot Size	7.05± acres
Assessor's Reference	Map 80, Block A, Lot 5
Zoning	Non-Residential Industrial (INR)
Year Built	1982 - Renovated in 2019 and 2022
Roof	Metal
Siding	Metal
Flooring	New carpet and tile
Utilities	Municipal water and sewer
HVAC	Central heating and cooling
Electrical	3 Phase, 480 volt, 1200 amps
Lighting	New LED
Bathrooms	4 restrooms, 1st and 2nd floor
Parking	150+
Accessibility	ADA 1st floor

**FOR LEASE : \$7.50/SF NNN**

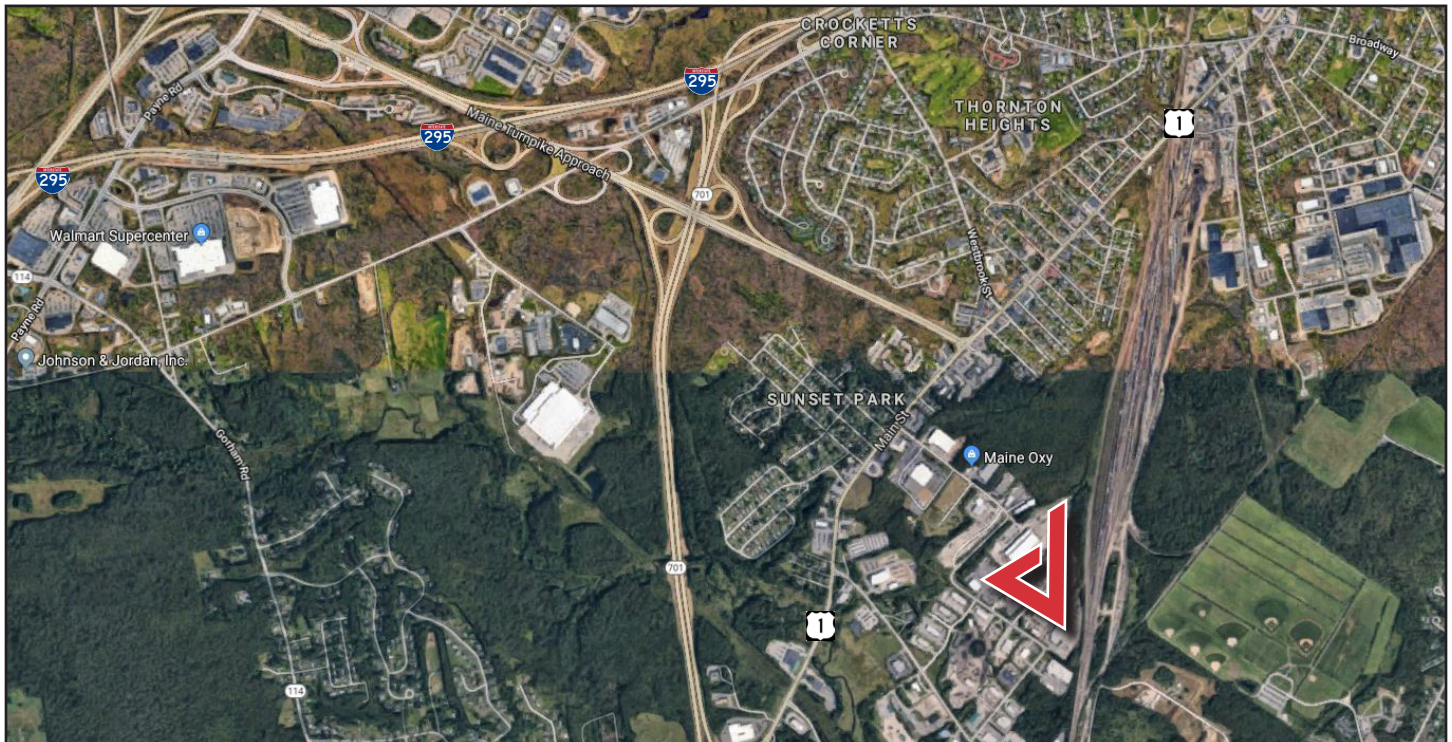
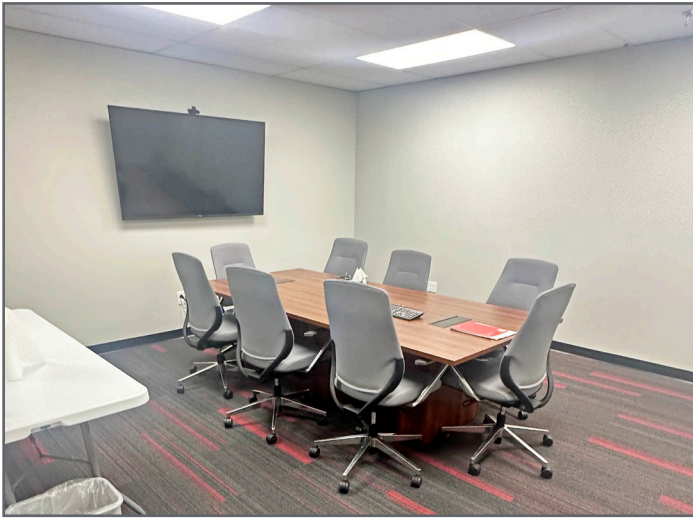








# 1 Runway Road



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.