

# FOR LEASE

## Office Space

1,812 - 9,143± SF | \$10.00/SF NNN



## 100 Brickhill Avenue, South Portland

### Property Highlights

- 4th Floor Office Suite, Available Immediately
- Easily Accessible Via I-295 & I-95
- Ample On-site Parking

### Property Description

We are pleased to offer for lease 1,812 - 9,143± SF of office space located on the 4th floor of 100 Brickhill Avenue in South Portland. The Castle at Brickhill is a landmark South Portland building that overlooks the Fore River and Portland International Jetport. The site is easily accessible via I-295 and I-95, and is close to the busy Maine Mall area. Join tenants such as MaineHealth Urology, Greater Portland Health, and Casco Bay Direct Primary Care.



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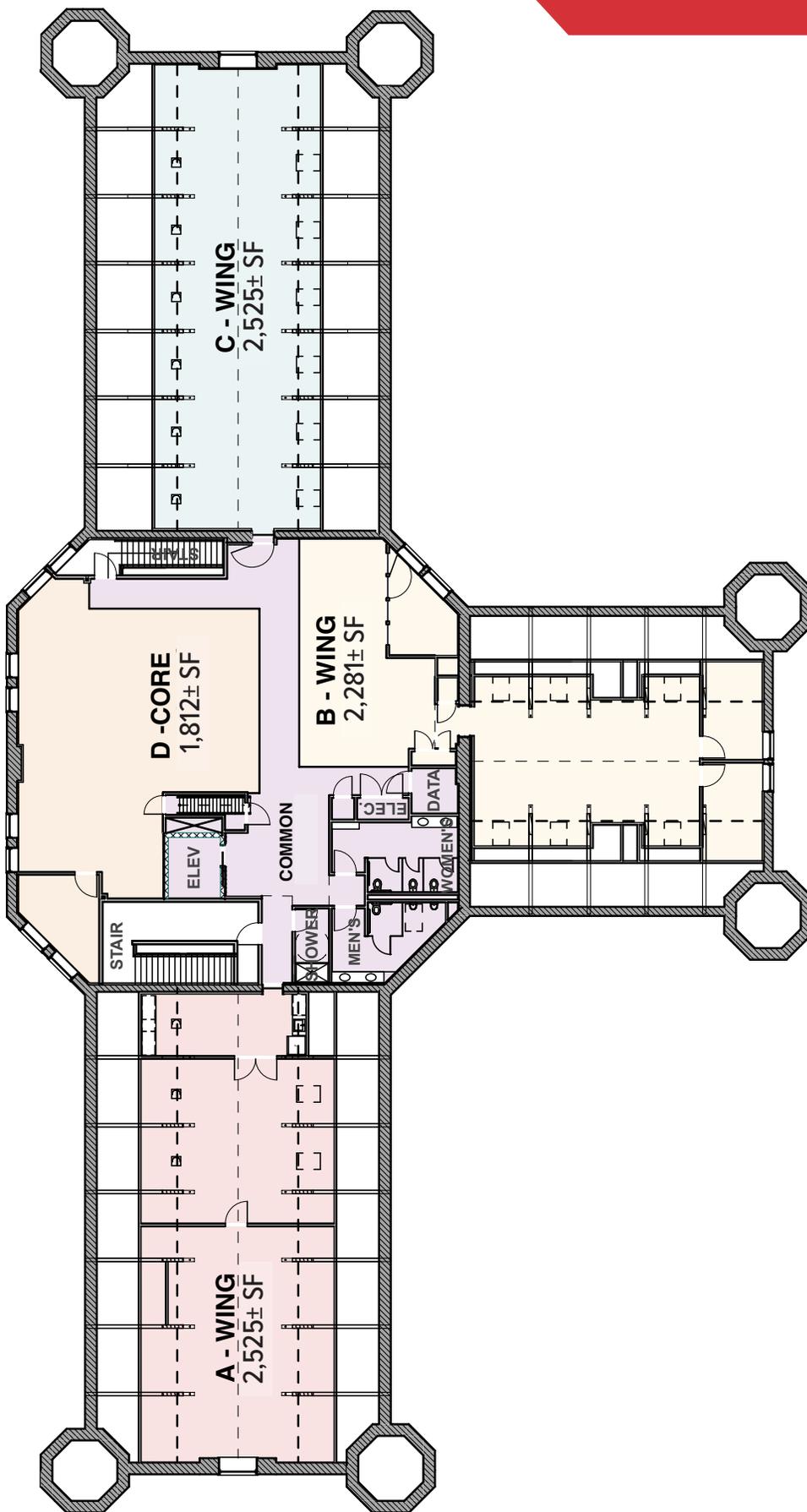


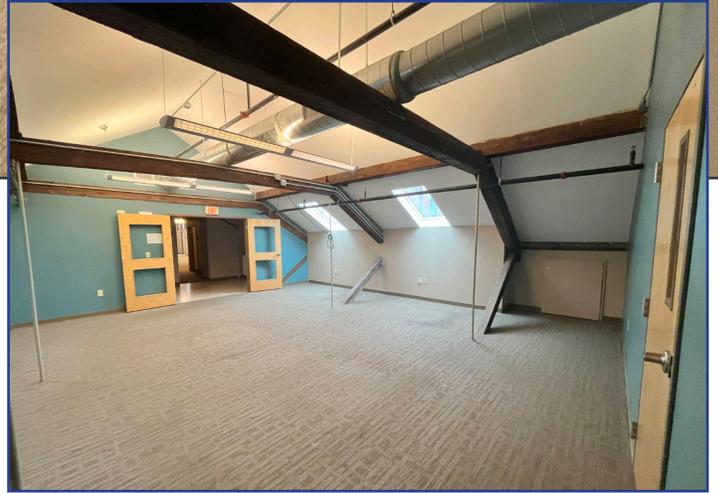
## Property Overview

Owner	Castlebrook, LLC	
Building Size	55,608± SF	
Assessor's Reference	Map 44, Lot 303	
Zoning	G3	
Available Space	Suite A : 2,525± SF      Suite B : 2,281± SF Suite C : 2,525± SF      Suite D : 1,812± SF Entire 4th Floor: 9,143± SF	
Building Age	1920 - complete rehab in 2009	
Building Construction	Masonry/brick	
No. of Stories	Five (5)	
Roof	Gable/hip with slate tiles	
Floors	Commercial grade carpet, tile and wood	
Electrical	3 Phase to property. Separately metered	
HVAC	Gas-fired heat, central A/C	
Utilities	Public water and sewer	
Elevator	One (1) passenger elevator. ADA access to all floors	
Bathrooms	In-common and private	
Parking	Ample on-site	
Build-to-suit	Landlord will renovate the suite based on a tenant's specific requirements.	

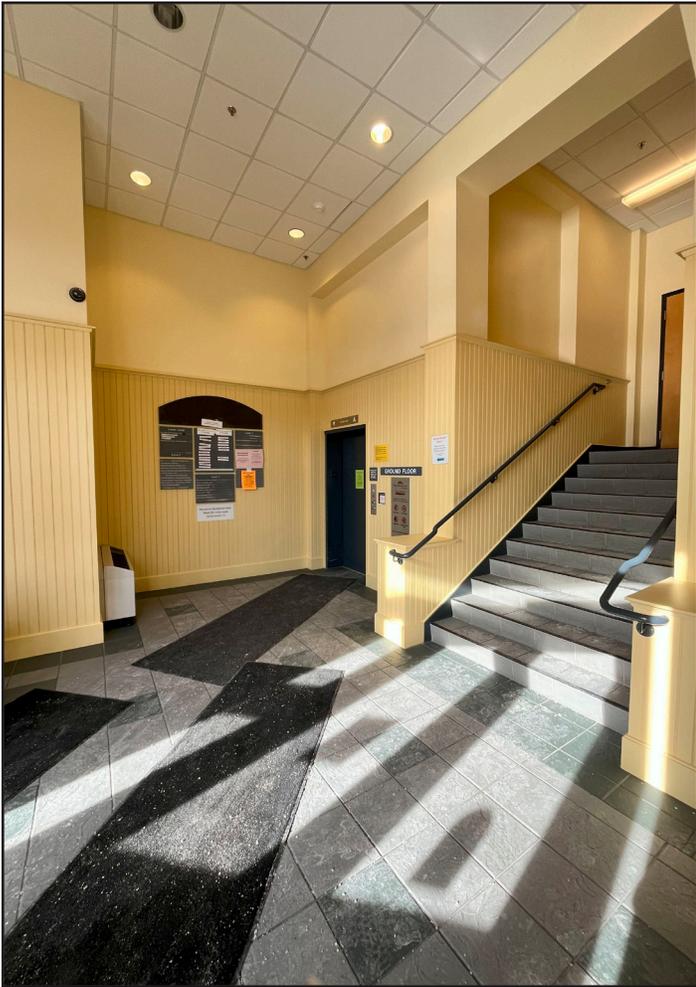
**FOR LEASE : \$10.00/SF NNN - NNN's : \$8.13/SF (includes heat)**

4<sup>th</sup> Floor : 9,143± SF





# 100 Brickhill Avenue



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.