

FOR LEASE

Office/Medical Space

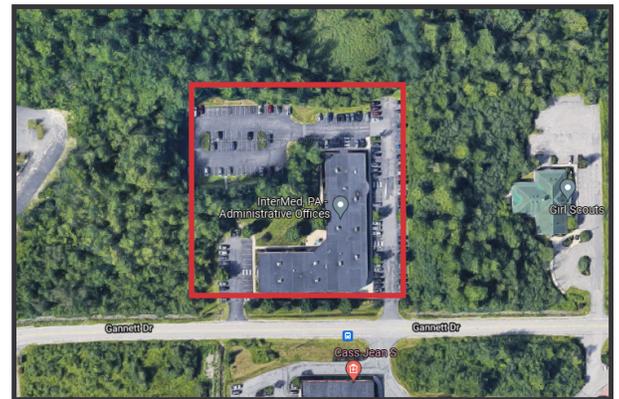
8,715± SF | \$13.50/SF NNN



100 Gannett Drive, South Portland

Property Highlights

- *Excellent location*
- *Minutes to Maine Turnpike/I-95 and I-295*
- *Ample, on-site parking*
- *Flexible floor plan*
- *Available Summer 2022*



Property Description

We are pleased to offer for lease 8,715± SF of Class A office space at 100 Gannett Drive in South Portland. The Property is located in the Gannett Drive Business Park, a campus like setting with easy access to the Maine Turnpike/I-95 and I-295. The building offers an abundance of natural light and is well maintained and professionally managed. Gannett Drive Business Park is one of Southern Maine's premier business parks. It houses Spectrum Medical Group, Maine Medical Partners, InterMed, Anthem Blue Cross, Girl Scouts, Portland Press Herald, among many others. The Property is minutes from the Portland Jetport (PWM).



Broker Contact

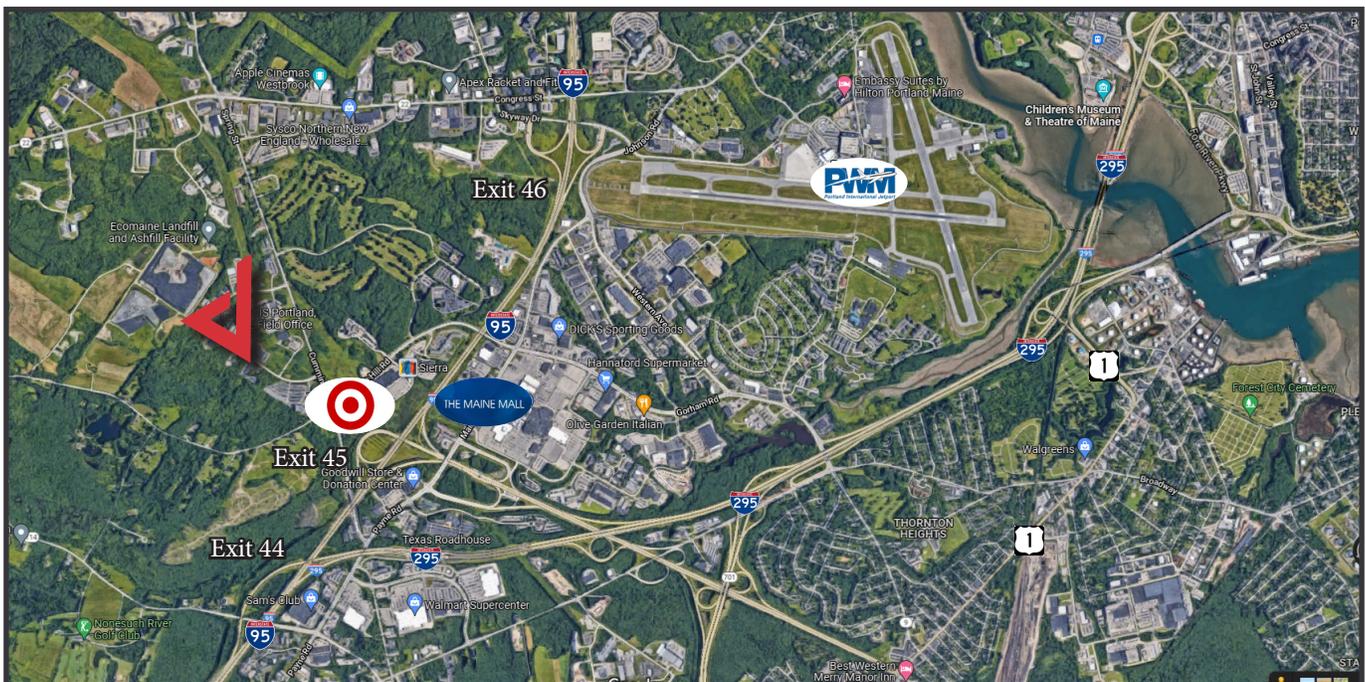
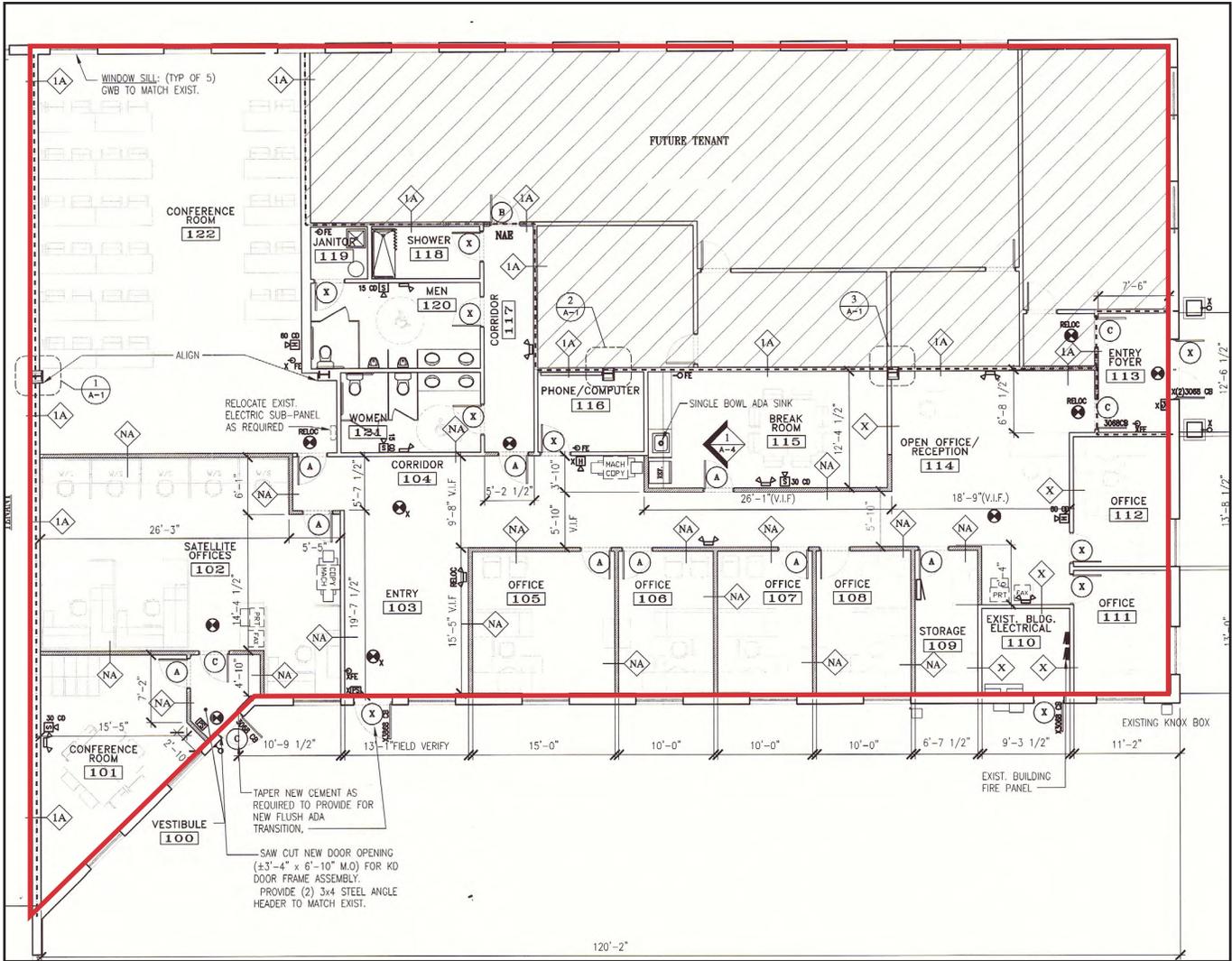
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Property Overview

Property Type	Office & Medical
Building Size	25,151± SF
Available Space	8,715± SF
Lot Size	4.6± acres
Year Built	2000
Construction	Brick, masonry, and steel
Ceiling	Acoustical ceiling system with 2'x2' tiles
Electrical	3-phase, 800 amp, 120/28 volt
Central Fire Alarm	Yes
Lighting	Parabolic lighting fixtures
Sprinklers	Full coverage, wet system
HVAC	Natural gas heating and central air conditioning - separately metered Four (4) exclusive use units service the suite, FHA distribution
Utilities	Tenant pays for its separately metered HVAC and electrical
Bathrooms	Exclusive use multi-stall restrooms within suite
Signage	Pylon and building facade
Parking	160 spaces/6 handicap; 6:4 parking spaces per 1,000 SF
Accessibility	1± mile from Maine Turnpike/I-95 and I-295

FOR LEASE : \$13.50/SF NNN - Estimated NNN's : \$6.50/SF



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.