

# FOR LEASE

## Stand-Alone Office Building

2,600± SF | \$13.00/SF NNN



## 1231 Shore Road, Cape Elizabeth

### Property Highlights

- Conveniently located 3± miles from Downtown Portland and 5± miles from South Portland's Millcreek Neighborhood
- Amazing central Cape Elizabeth location
- Operable windows & natural light throughout



### Property Description

We are pleased to offer 1231 Shore Road for lease. This 2,600± SF stand-alone office building is conveniently located in the center of Cape Elizabeth with close proximity to schools, municipal buildings and an abundance of residential neighborhoods. The layout features seven (7) private offices, reception, conference space, and kitchenette.



### Broker Contact

Justin Lamontagne, CCIM, SIOR  
justin@dunhamgroup.com  
www.dunhamgroup.com



## Property Overview

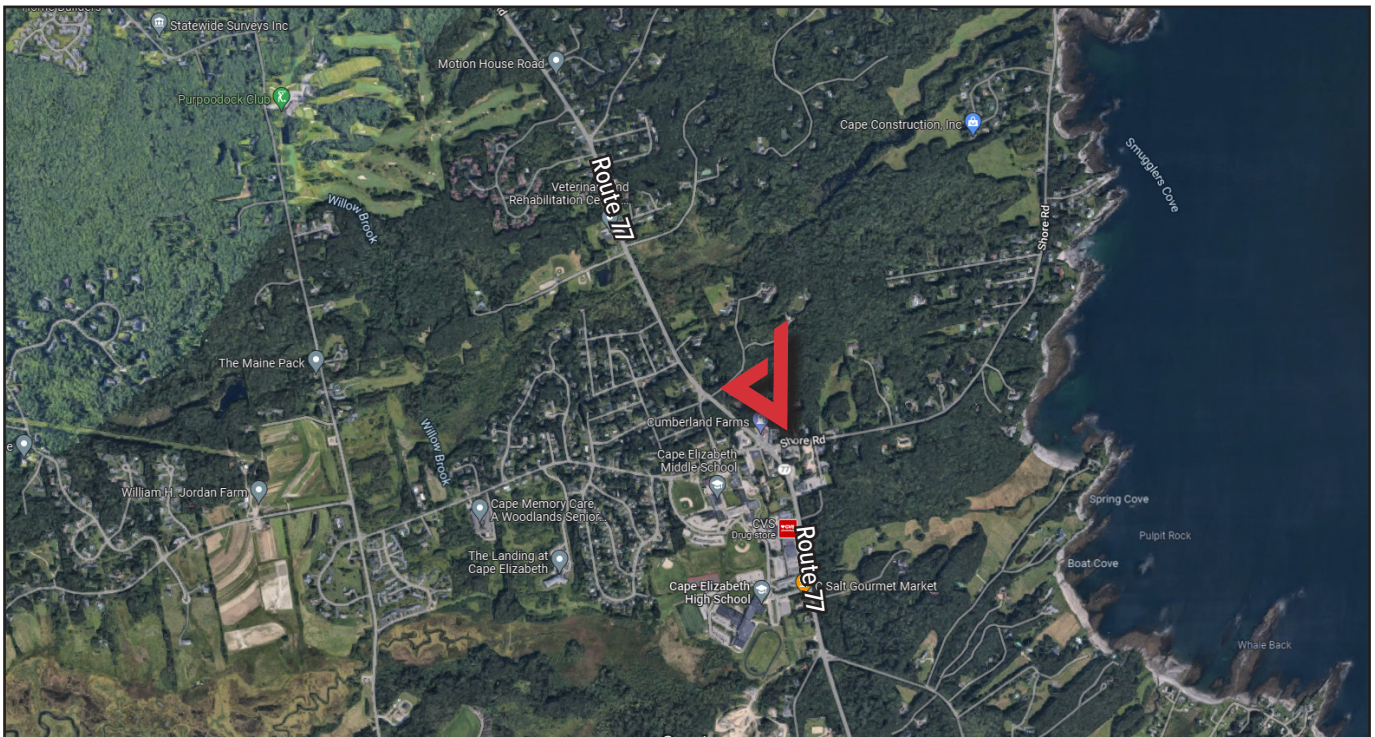
Owner	M.A.C. Realty, LLC
Building Size	2,600± SF
Lot Size	0.48± acres
Available Space	2,600± SF
Assessor's Reference	Map U22, Lot 82
Deed Reference	Book 31975, Page 173
Annual Taxes	\$8,304.57 (FY '21 - '22)
Zoning	Town Center District
Building Construction	Wood frame
Floor	Wood and tile
Utilities	Municipal water and sewer
HVAC	Central air, oil-fired heat
Parking	Ten (10) spaces on-site
Layout	Seven (7) private offices, open waiting area/reception, restrooms, and kitchenette
Accessibility	<ul style="list-style-type: none"><li>• 5± miles to Downtown Portland</li><li>• 3± miles to South Portland's Millcreek neighborhood</li></ul>

**FOR LEASE: \$13.00/SF NNN - Estimated NNN's : \$4.30/SF**





1231 Shore 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.

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