

For Lease
Office Building
\$2,200 - \$2,400/month Gross



127 Pleasant Hill Road

Scarborough, ME 04074

Property Highlights

- Two (2) 2,000± SF suites
- Abundant on-site parking
- Convenient Location

Property Description

We are pleased to offer two (2) 2,000± SF suites of affordable office space for lease at 127 Pleasant Hill Road, in Scarborough. The available spaces are on the first and second floors and are a mix of open space, offices, conference room and break areas. Other tenants in the building include SRC Engineers and ABL Enterprises. Pleasant Hill Road is located off US Route One and close to Scarborough Connector/Interstate Spurs.



Broker Contact

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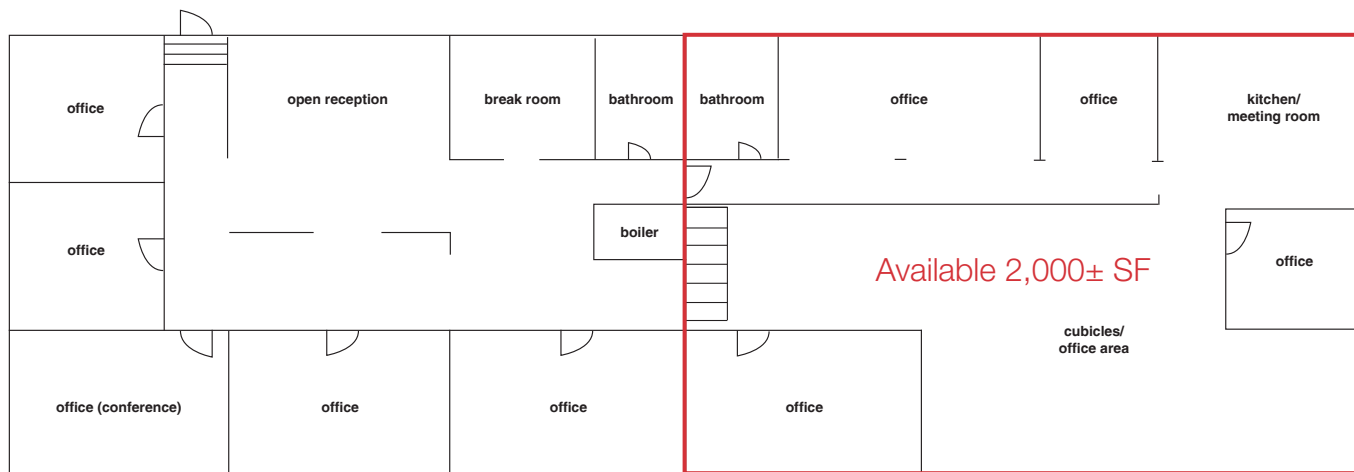
Property Overview

Owner/ Landlord	AB Ledue Properties Scarborough, LLC
Assessor's Reference	Map R78, Lot 75
Building Size	8,000± SF
Lot Size	1.41± acres
Available Space	1st Floor - 2,000± SF available Immediately 2nd Floor - 2,000± SF available January 1, 2020
Utilities	Municipal water and sewer
HVAC	Oil-fired central HVAC with electric air conditioning
Flooring	Mixture of carpet and tile
Lighting	LED
Electrical	200 Amp
Building Construction	Wood frame
Roof	Asphalt shingle
Bathrooms	One per suite and two in common area
Elevator	No, chairlift to second floor
Accessibility	Non-ADA
Parking	Abundant on-site, 45
Zoning	I-O

FIRST FLOOR : \$2,200/Month Gross
SECOND FLOOR : \$2,400/Month Gross
 Includes all expenses except janitorial and internet



1st Floor Plan



BUILDING FRONT/ EAST SIDE

2nd Floor Plan

