

# FOR LEASE

**Class A Office/Medical Building**

**4,667 - 69,756± SF | \$13.50/SF NNN**



## 175 Running Hill Road South Portland, Maine

- *Class A Office Suites For Lease*
- *Professionally Managed*
- *Close to I-95, I-295, PWM Airport, Rock Row, & The Downs*
- *Near Many Hotels, Restaurants, and Amenities*

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## Property Description

175 Running Hill Road is a three-story, 69,756± SF Class A office/medical building located in South Portland. There are several office suites available ranging from 4,667 - 8,528± SF. The building's central location, easy highway access, and proximity to extensive amenities make it ideal for numerous office users. This professionally managed property is set on 13.09± acres and offers ample paved parking, easy access to the Maine Turnpike/I-95, I-295, the Portland International Jetport, hotels, and restaurants. The professional landlord is prepared to perform renovations based on a tenant's requirements.





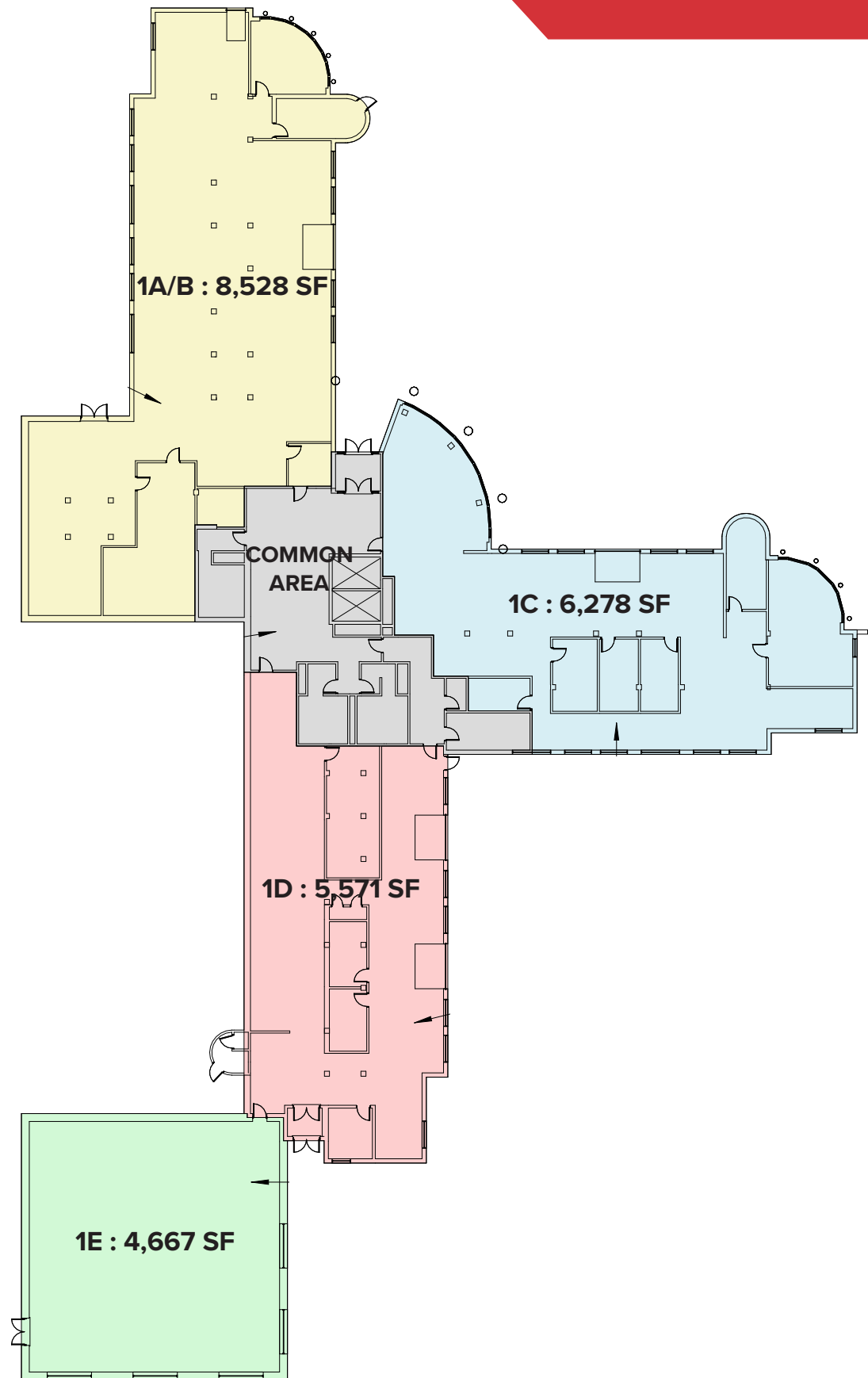


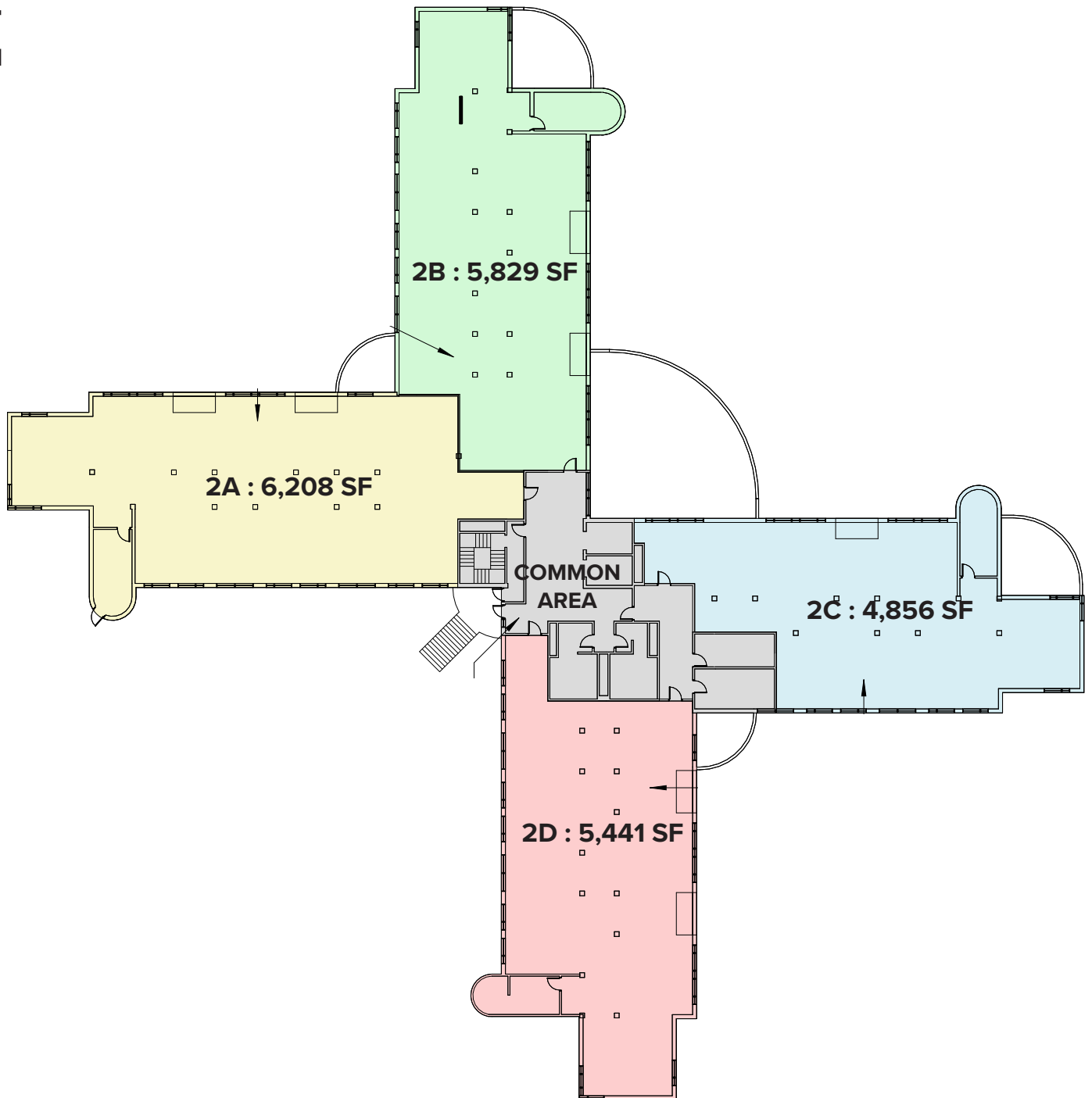
## Property Overview

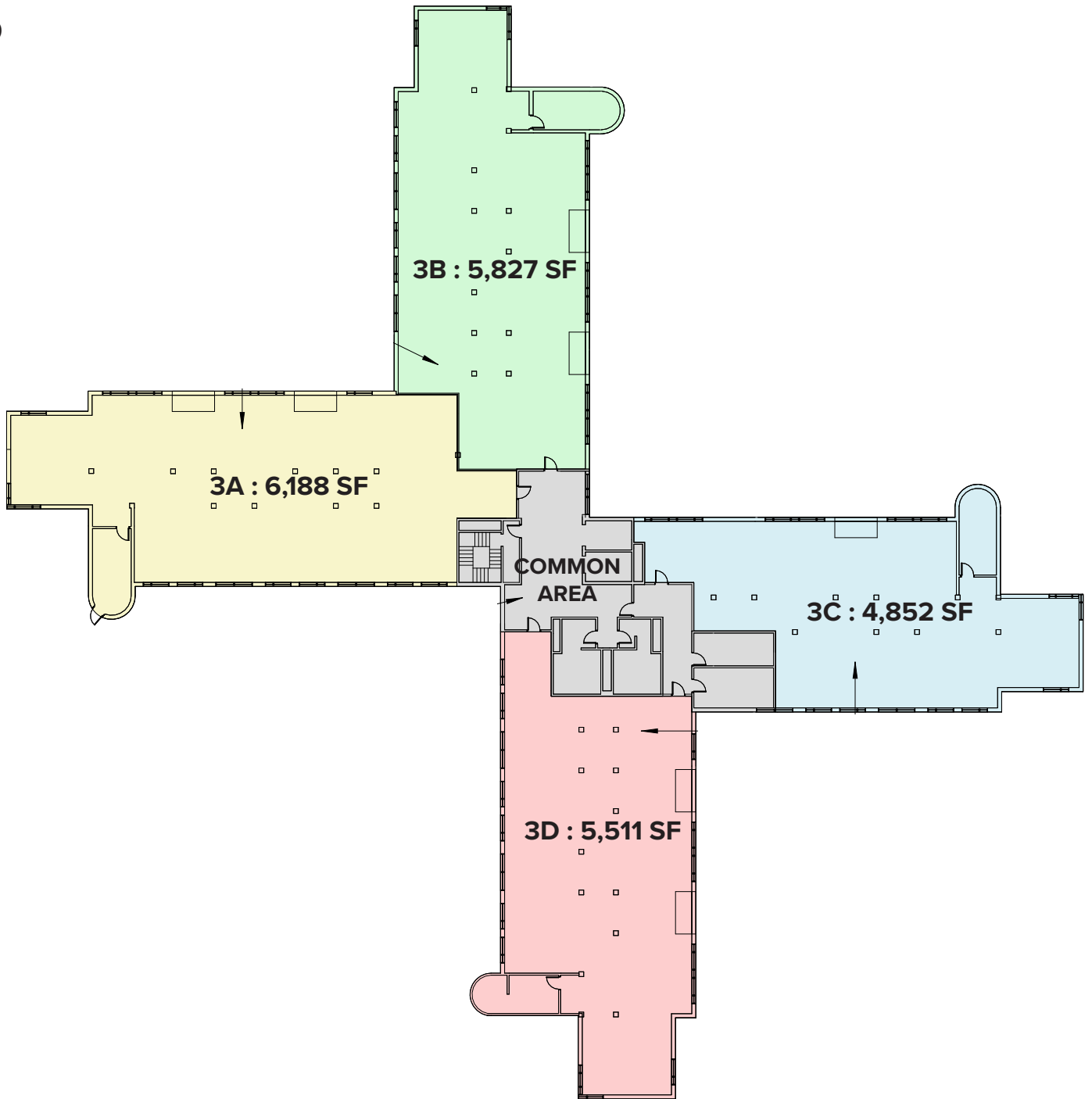
Owner	175 Running Hill, LLC		
Building Size	69,756± SF		
Lot Size	13.09± acres		
Available Space	<div>4,667 - 69,756± SF</div> <div> <div>Suite 1A/B: 8,528± SF (Available 1/1/26)</div> <div>Suite 1C: 6,278± SF</div> <div>Suite 1D: 5,571± SF</div> <div>Suite 1E: 4,667± SF</div> <div>First Floor: 25,044± SF</div> </div> <div> <div>Suite 2A: 6,208± SF</div> <div>Suite 2B: 5,829± SF</div> <div>Suite 2C: 4,856± SF</div> <div>Suite 2D: 5,441± SF</div> <div>Second Floor: 22,334± SF</div> </div> <div> <div>Suite 3A: 6,188± SF</div> <div>Suite 3B: 5,827± SF</div> <div>Suite 3C: 4,852± SF</div> <div>Suite 3D: 5,511± SF</div> <div>Third Floor: 22,378± SF</div> </div>		
Zoning	PO - Professional Office		
Year Built	1983		
Assessor's Reference	Map 73, Lot 7A		
HVAC	New gas-fired FHA throughout		
Utilities	Municipal water and sewer, natural gas, telephone & electric All utilities are part of the NNN's		
Elevators	Two (2)		
Parking	Ample paved parking		
Miscellaneous	<div>- Landlord will perform a build-to-suit based on tenant's requirements</div> <div>- NNN's include HVAC &amp; electric</div>		

**FOR LEASE : \$13.50/SF - NNN's : \$9.19/SF**

1<sup>ST</sup> FLOOR







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.