

For Lease
Restaurant/Retail & Office/
Flex Spaces



183 US Route One Scarborough, Maine

Property Highlights

- Restaurant, Retail, or Mixed-Use
- Office/Flex Suite
- Busy US Route One Location
- Excellent signage possibilities
- Available Immediately

Property Description

We are pleased to offer two suites in the Dolphin Marketplace at 183 US Route One in Scarborough for lease. Suite A is 4,300± SF of restaurant/retail/mixed use space. The space was formerly occupied by The Egg & I restaurant. Hood, Fire Suppression System, and grease trap in place from previous restaurant. Suite B is 1,000± SF of Office/Flex space. Both suites have great visibility and plenty of on-site parking!



Broker Contact

Tom Moulton, CCIM, SIOR

Katie Allen

tmoulton@dunhamgroup.com

katie@dunhamgroup.com

Property Overview

Building Size	20,240± SF
Lot Size	3.96± acres
Assessor's Reference	Map U45, Lot 4
Owner	Dolphin Marketplace, LLC
Available Space	Suite A : 4,300± SF - Restaurant/Retail/Mixed-Use Suite B : 1,000± SF - Office/Flex
Building Age	1989
Construction	Steel frame
Lighting	Recessed can lights and pendant fixtures in dining area. Fluorescent fixtures in kitchen
Flooring	Tile & Carpet
Sprinkler	Full coverage
Central Fire Alarm	Yes
HVAC	LP gas/forced air distribution. Four (4) units exclusively servicing suite.
Utilities	Water & sewer, electric, telephone, and cable
Electric	220 Amp service
Bathrooms	Multi-stall men's and women's in suite
Parking	Ample, on-site
Signage	Building facade & on the property's pylon sign
Miscellaneous	<ul style="list-style-type: none"> - Move-in condition - Code compliant grease trap in place - Large banquet/conference room - Outside patio area

FOR LEASE : \$16.50/SF NNN
Estimated NNN's : \$5.89/SF





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