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

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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	 Move-in condition Code compliant grease trap in place Large banquet/conference room Outside patio area

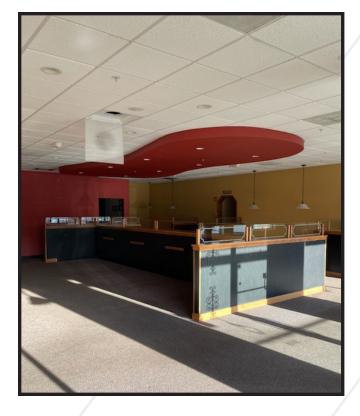
FOR LEASE : \$16.50/SF NNN Estimated NNN's : \$5.89/SF



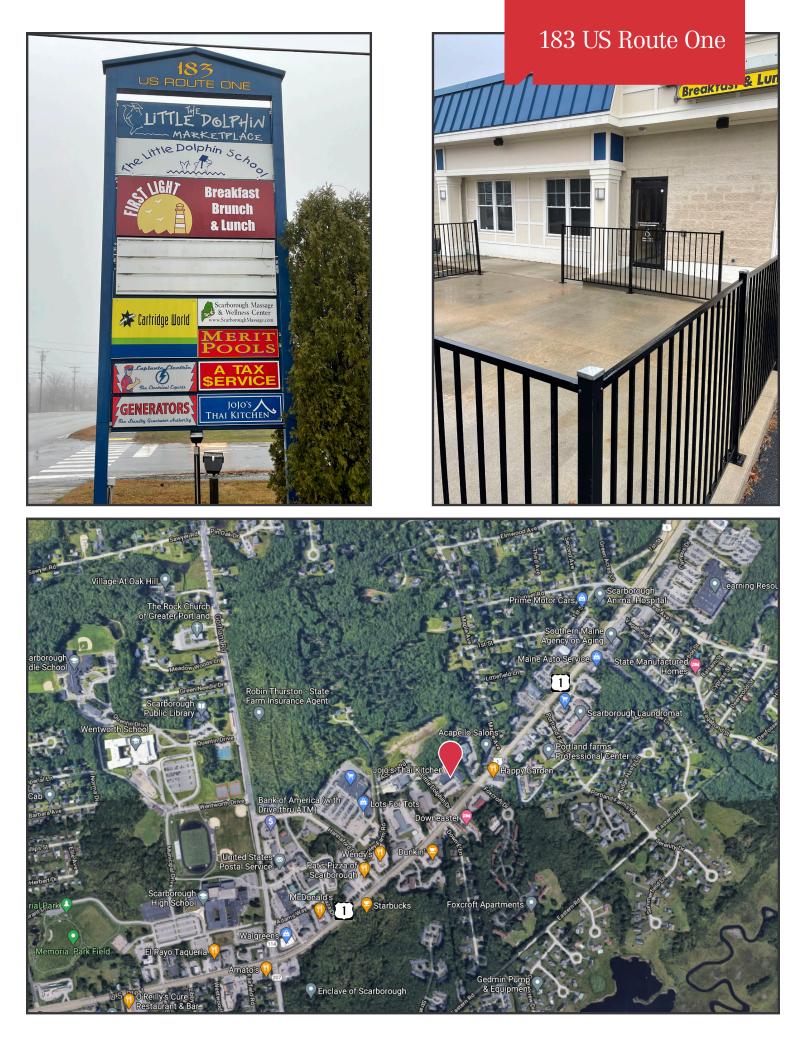


183 US Route One









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.