

For Lease
Office Building
20,000 - 104,752± SF



Professional Office Building

2 Gannett Drive
South Portland, Maine

Property Highlights

- Class A Office Space
- Subdividable down to 20,000± SF
- Ample on-site parking
- Close to interstate spurs
- Flexible open floor plates



Property Description

We are pleased to offer up to 104,752± SF of Class A office space for lease in the Anthem building at 2 Gannett Drive in South Portland. The property is conveniently located in the Gannett Drive Business Park, close to interstate spurs and the Portland International Jetport. Flexible floor plates make the building an excellent opportunity for a variety of users.

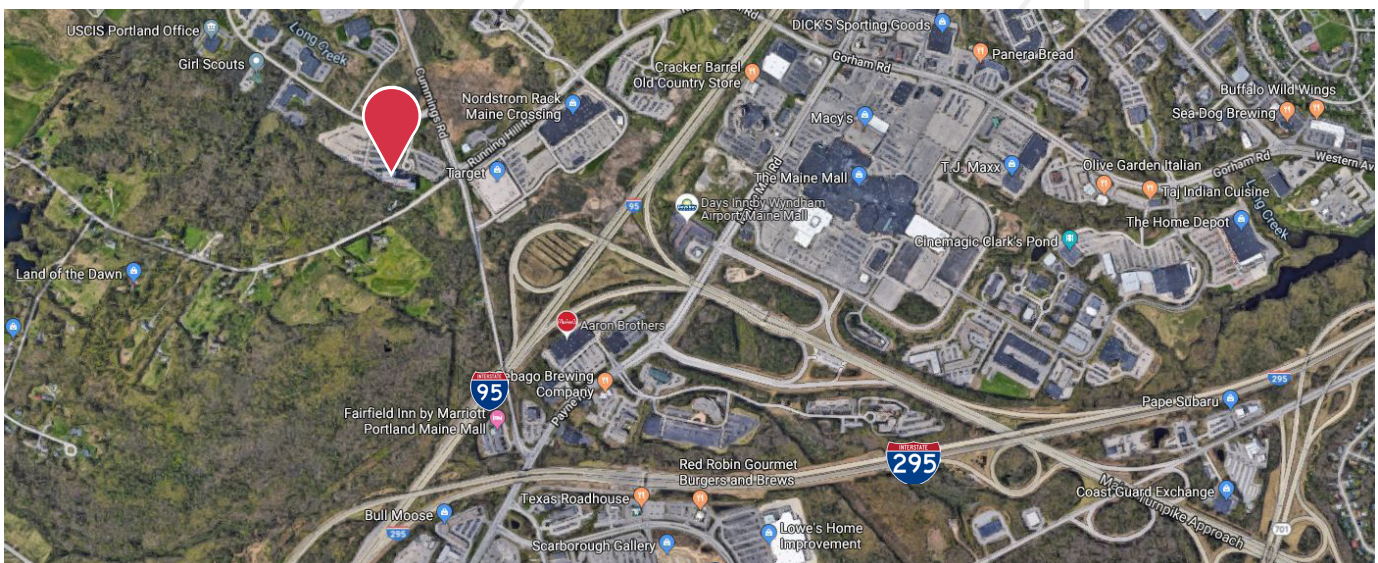
Broker Contact

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Property Overview

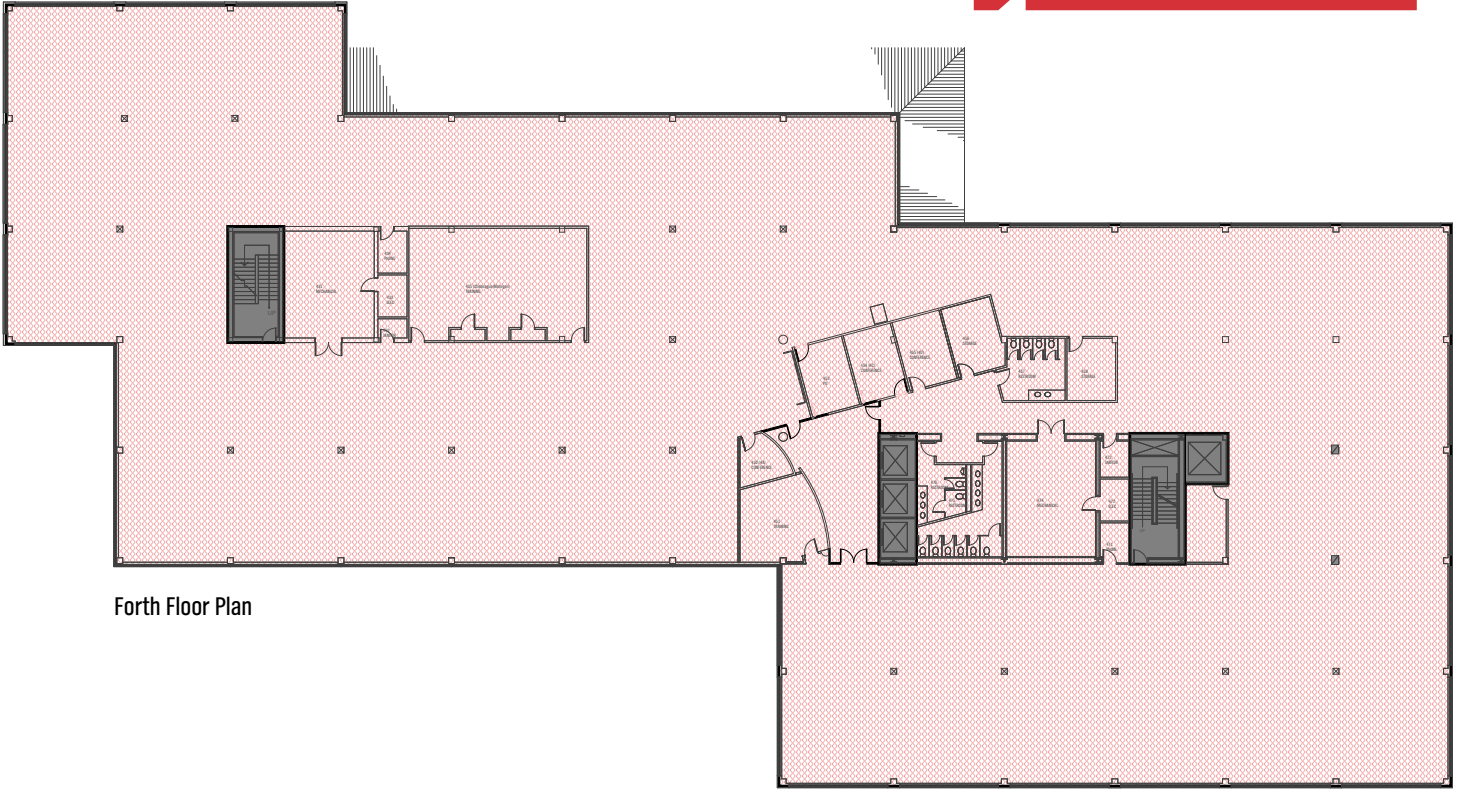
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| Sublandlord | Anthem Health Plans of Maine, Inc. |
| Sublease Term | Term runs through June 2027 |
| Assessor's Reference | Map 84, Lot 7 |
| Zoning | IL |
| Building Size | 209,731± SF |
| Total Lot Size | 17.8± acres |
| Year Built | 1991 |
| Available Space | Floor 4 - 42,746± SF Floor 5 - 41,420± SF Floor 6 - 20,586± SF Total - 104,752± SF |
| HVAC | Natural gas fired |
| Elevators | Three (3) passenger, 1 freight |
| Generator | Two (2) full power generators |
| Restrooms | Central multi-stalled bathroom banks on each floor |
| Parking | 960 spaces |
| Miscellaneous | Cafe area, outside seating area, and recreation room |

FOR LEASE : \$14.50/SF NNN
NNN Expenses : \$9.00/SF

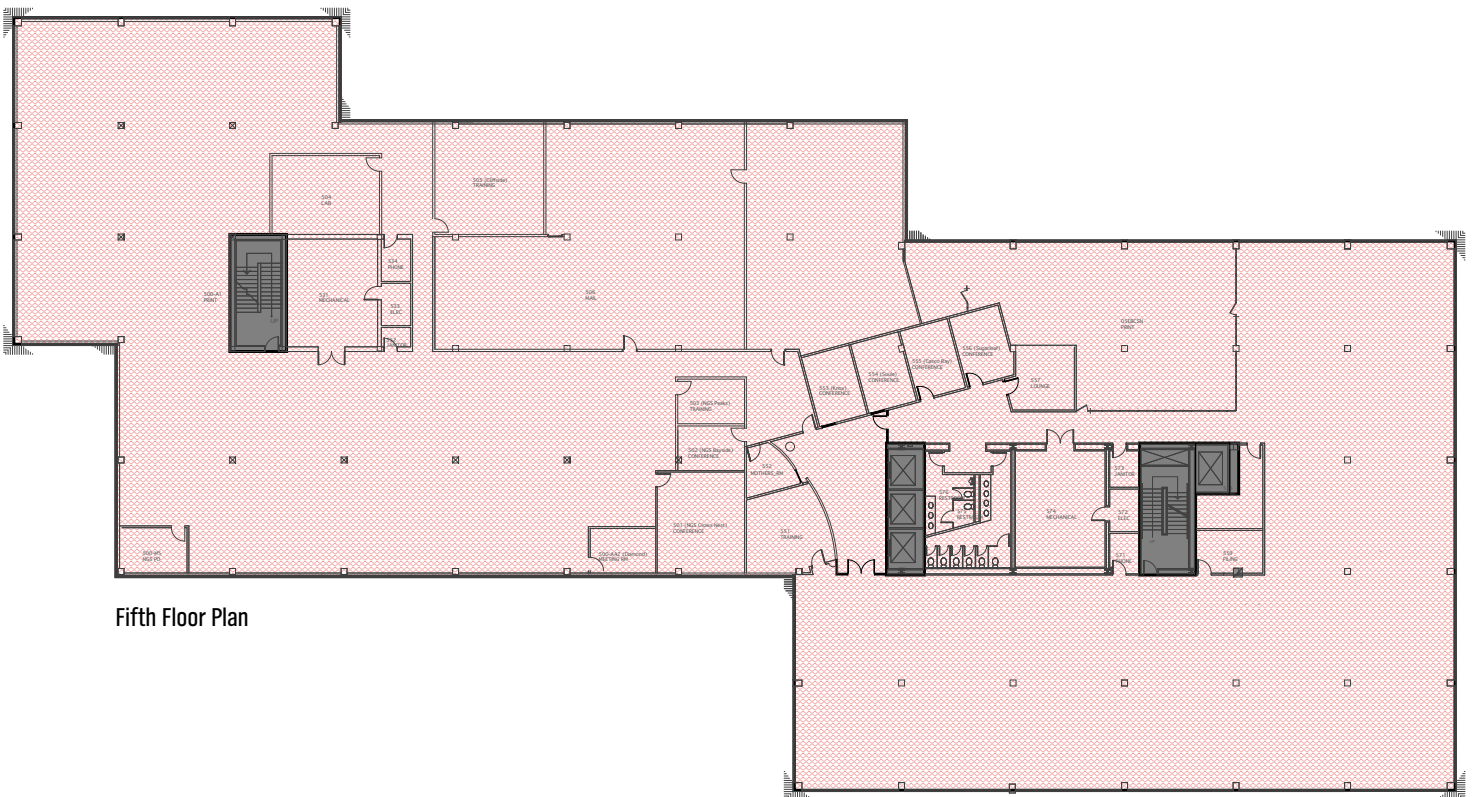


Interior Photographs





Forth Floor Plan



Fifth Floor Plan

Sixth Floor Plan

