

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

Tom Moulton, CCIM, SIOR

Katie Allen, Esq.

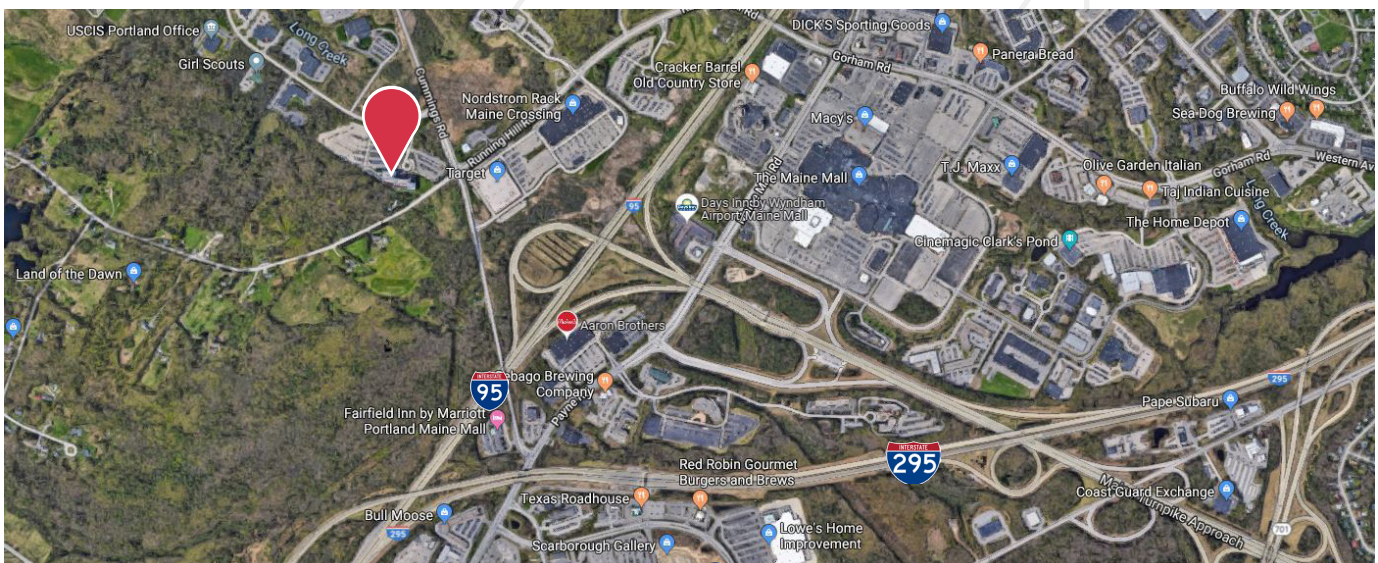
tmoulton@dunhamgroup.com

katie@dunhamgroup.com

Property Overview

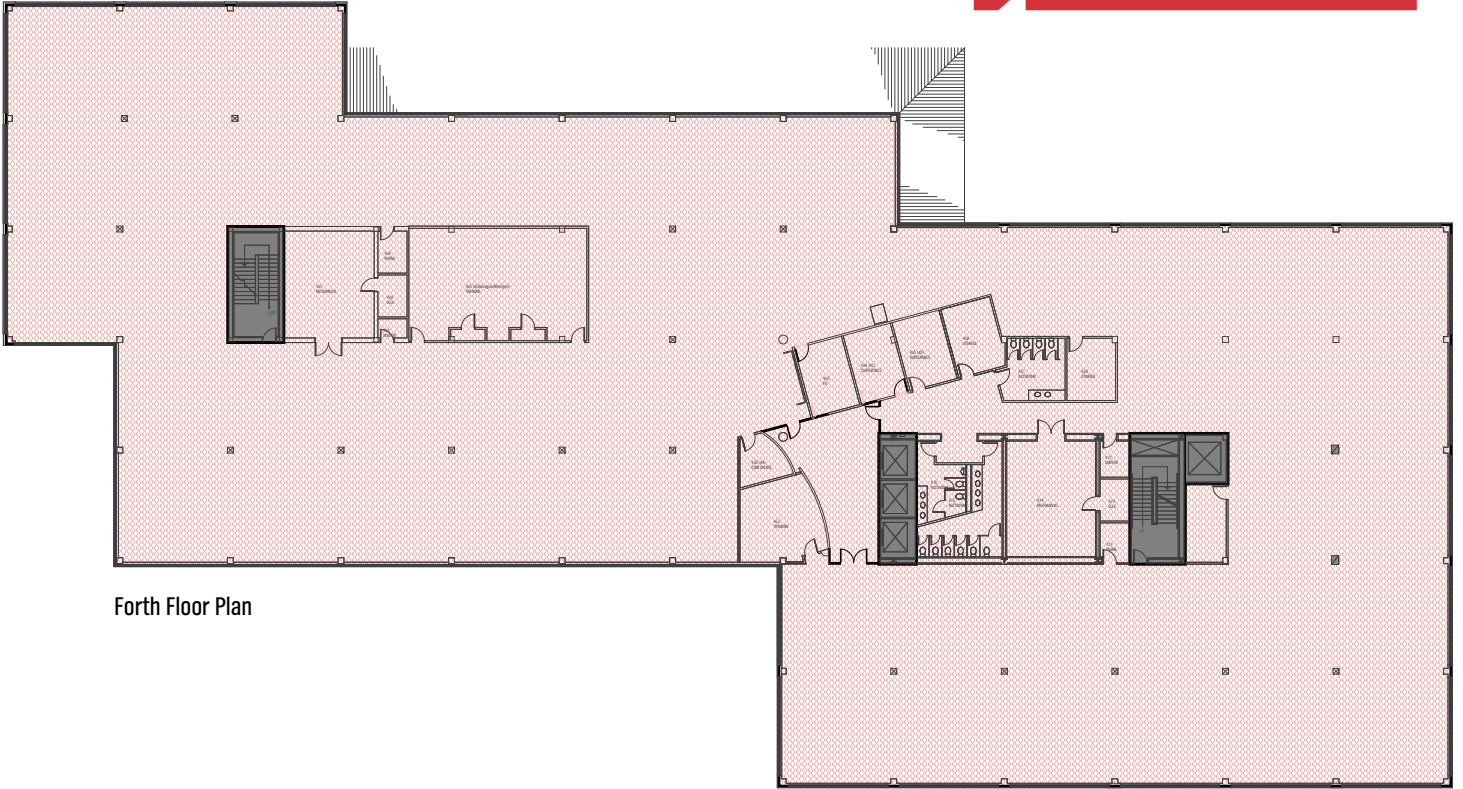
Sublandlord	Anthem Health Plans of Maine, Inc.
Sublease Term	Term runs through June 2027
Assessor's Reference	Map 84, Lot 7
Zoning	IL
Building Size	209,731± SF
Total Lot Size	17.8± acres
Year Built	1991
Available Space	Floor 4 - 42,746± SF Floor 5 - 41,420± SF Floor 6 - 20,586± SF Total - 104,752± SF
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

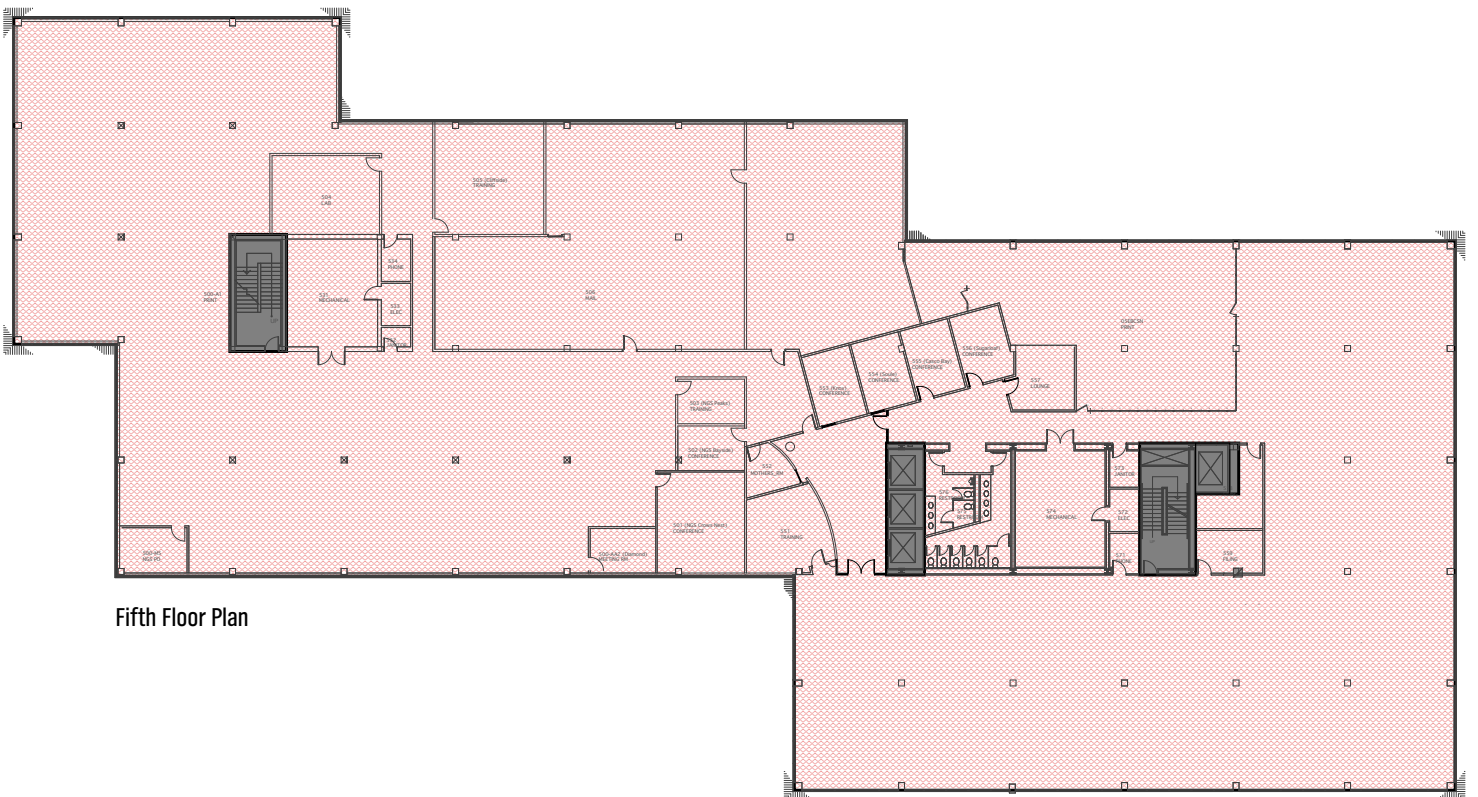


Interior Photographs





Forth Floor Plan



Fifth Floor Plan

Sixth Floor Plan

