

For Lease  
Medical/Office Suite  
1,105± SF | \$13.00/SF NNN

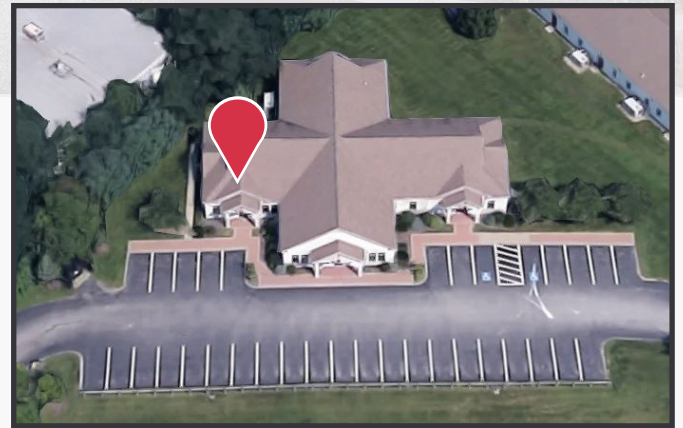


## 200 Professional Drive

Scarborough, Maine

### Property Highlights

- Professionally managed complex
- Ample on-site parking
- Excellent signage potential
- Full dry basement included



### Property Description

We are pleased to offer this 1,105± SF Class A medical/office suite for lease at 200 Professional Drive, Scarborough. This ground level suite is in excellent condition and offers an abundance of natural light. Located just off U.S. Route 1 near Maine Medical Center's Scarborough Campus.

#### Broker Contact

Tom Moulton, CCIM, SIOR

Katie Allen, Esq.

[tmoulton@dunhamgroup.com](mailto:tmoulton@dunhamgroup.com)

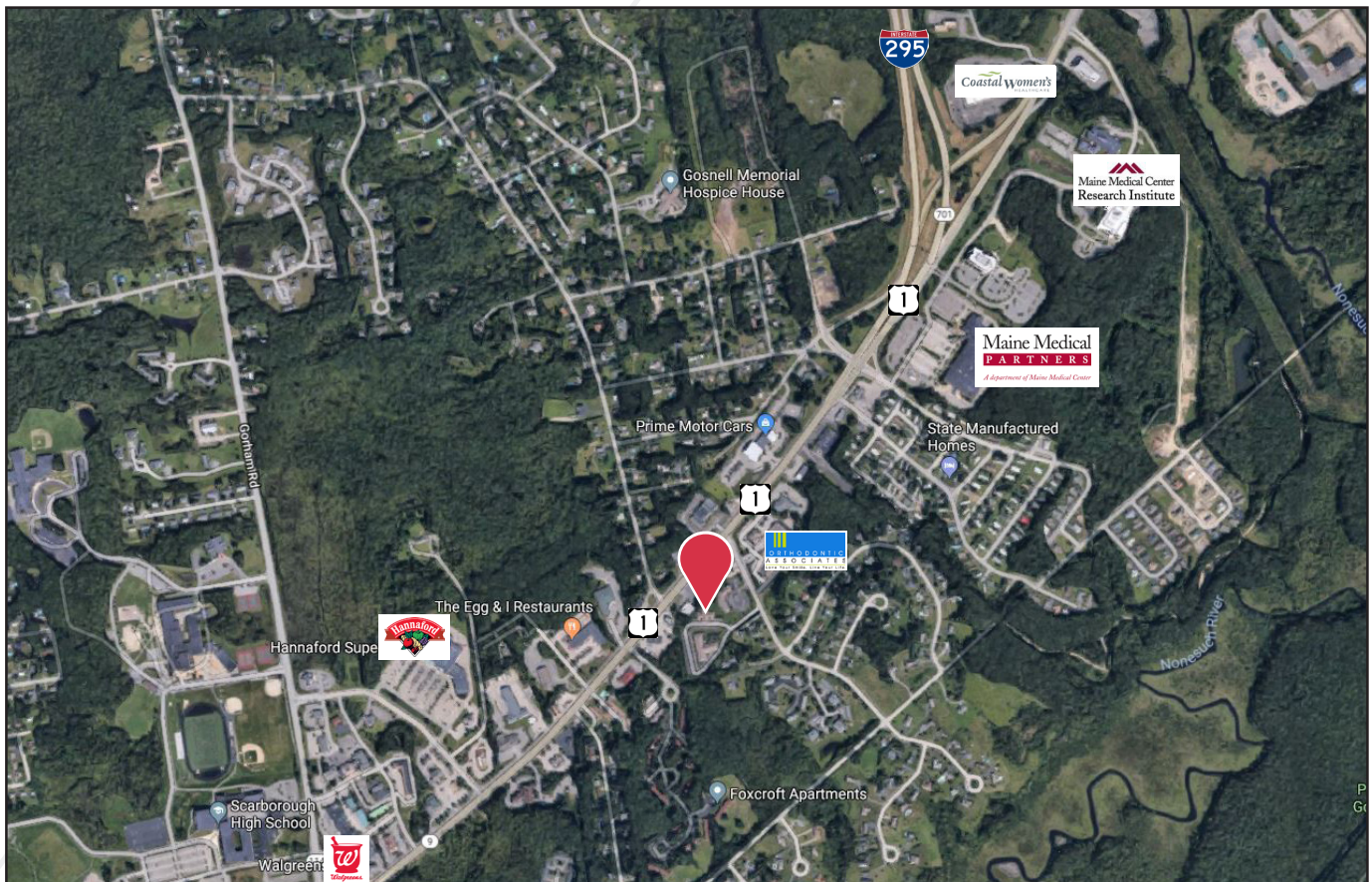
[katie@dunhamgroup.com](mailto:katie@dunhamgroup.com)



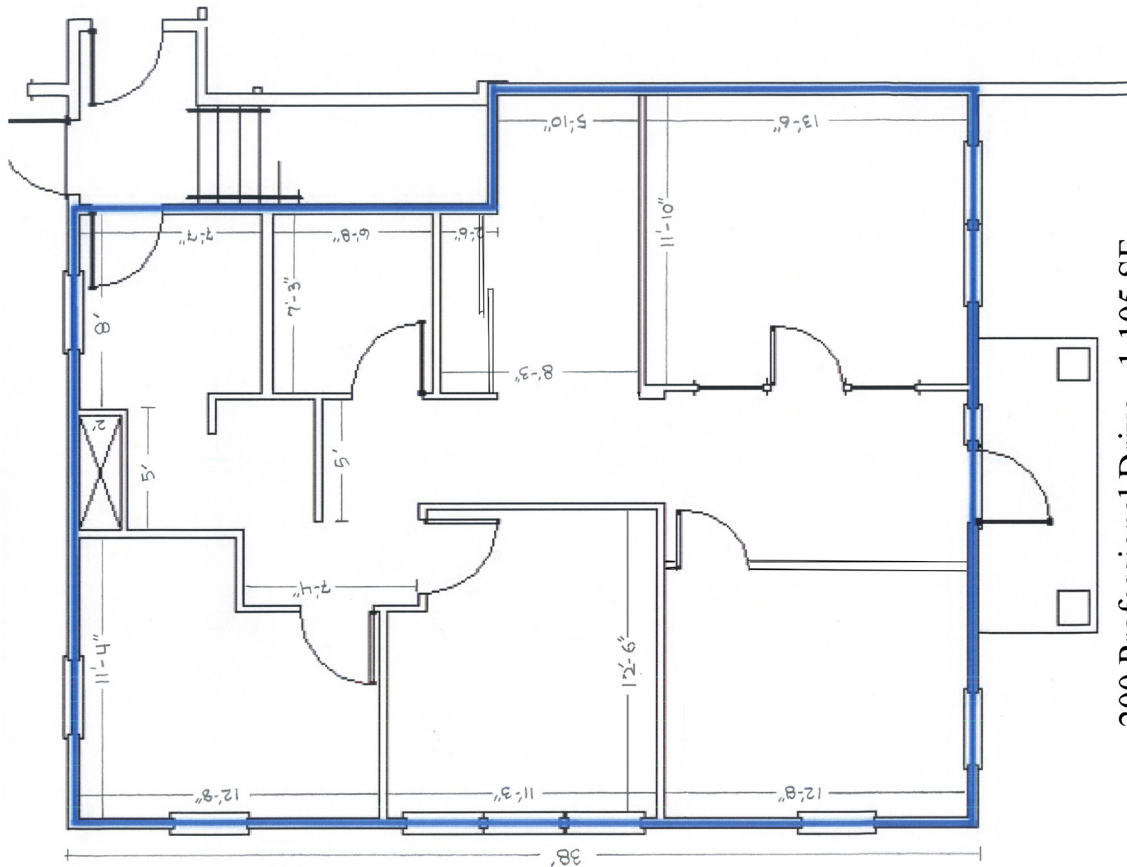
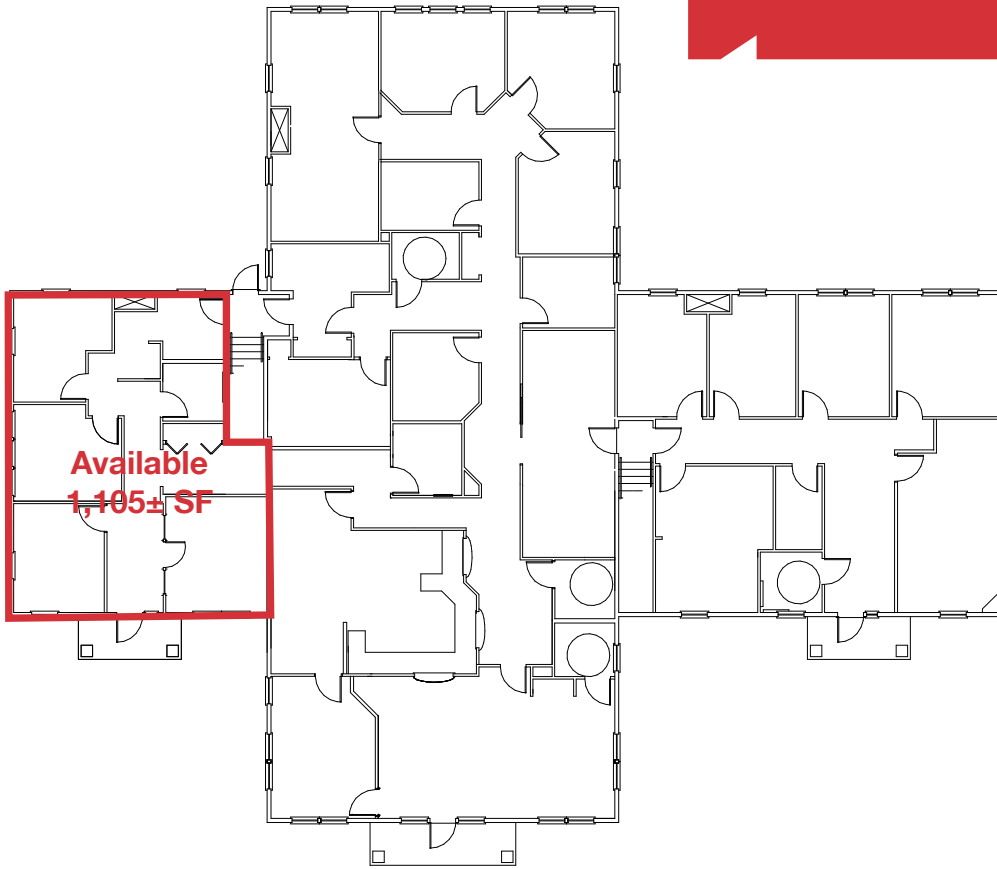
## Property Overview

Available Space	1,105± SF
Assessor's Reference	Map U45, Lot 13B
Zoning	Town and Village Center (TVC)
Building Construction	Wood framed
No. of Stories	One (1)
Roof	Pitched roof with architectural shingles
Floors	VCT tile and carpet
Electrical	Separately metered 200 Amp, 3-phase
HVAC	Natural gas fired - lot air distributor
Utilities	Municipal water and sewer, natural gas
Parking	Ample on-site, paved
Accessibility	Located 1/10± mile from the I-295 Scarborough connector

**FOR LEASE : \$13.00/SF NNN**  
**Estimated NNN Expenses : \$6.00/SF**



# 200 Professional Drive



200 Professional Drive - 1,105 SF