### For Lease Class-A Office New Construction To-Be-Built 6,000 - 12,000 SF

# Centervale Farm Campus

200 US Route One, Scarborough, ME







& Katie Allen

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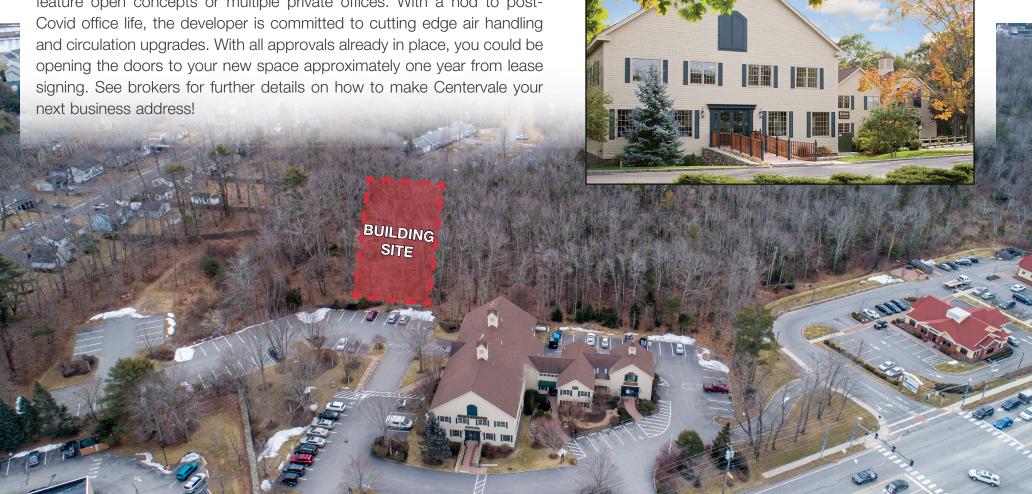
## Property Overview

Join the Centervale Farm campus and its existing tenants with the addition of this new Class-A building in a truly unique Greater Portland setting. Imagine your business in a professional setting, minutes from a variety of retail amenities but set in a completely serene, forested environment. This RAM developed, 12,000 SF build-to-suit opportunity can accommodate any number of professions including medical, tech, life sciences and traditional office uses. The building is also designed to subdivide to 6,000 SF tenants.

The property will be built to the highest commercial standards and can feature open concepts or multiple private offices. With a nod to post-

#### Property Highlights

- On-site ownership and professional management by The RAM Companies
- Serene setting in a Class-A office campus
- Build-to-suit options from 6,000 12,000 SF
- Outstanding Oak Hill location, access and visibility



#### Property Details

Owner/Landlord	Centervale Route One LLC
Building Size	12,000± SF
Available Space	6,000 - 12,000± SF
Land Size	6.43± acres
Assessor's Reference	Map U44, Lot 15
Zoning	General Business (B-2)
Building Construction	Wood frame with clapboard exterior
HVAC	Natural gas and electric air
Utilities	Public water and sewer
Cabling	Fiber optic phone and internet
Electricity	400 Amp, single phase
Lighting	Recessed, mesh-filter
Ceiling Height	10'-11'±, exposed duct work
Kitchenette	Available per Tenant specs
Bathrooms	Two (2) multi-stalled per floor
Elevator	Yes, one (1)
Security System	Yes, building central system
Parking	4.5:1,000 in-common with other tenants
Operating Expenses	Estimated \$7.00/SF
Signage	Available on Route One pylon and interior directory
Other Tenants	The RAM Companies, Ameriprise Financial, True North, North Point Realty, Centervale Farm Antiques, and The Cheese Iron.

LEASE PRICE : Estimated \$24.00/SF NNN

## Centervale Campus





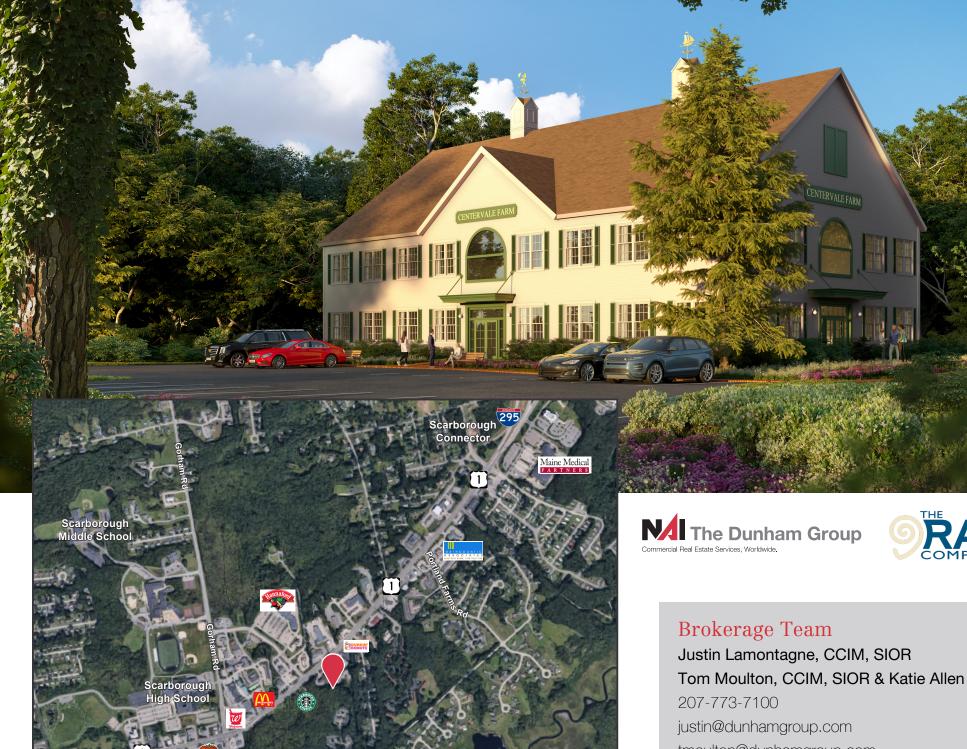


Centervale Campus INSTALLING CURB DETECTABLE WARNING FIELD APPROACH. PROPOSED 5.5' WIDE PROPOSED TIP DOWN RAMPS(TYP) PROPOSED 5.5' WIDE -CONCRETE SIDEWALK (TYP) PROPOSED 3' WIDE PAVEMENT STRIPING (TYP) LIMIT OF PROPOSED CURB, MEET AND MATCH EXISTING VGC - LIMIT OF WORK (TYP) SIDEWALK 25 RESIDENTIAL ABUTTER SETBACK PROPOSED 5' WIDE DRIVEWAY TO RIGHT-IN ONLY CROSSWALK (TYP) LIMIT OF PROPOSED CURB, MEET AND MATCH EXISTING VGC EXISTING LANDSCAPE AREA TO REMAIN (TYP) 12 SPACES PROPOSED -"TO ROUTE 1 SOUTH" SIGN PROPOSED SIDEWALK TO MEET AND MATCH EXISTING SIDEWALK STDEWALK EASEMENT REQUIRED PROPOSED "DO NOT ENTER" SIGN & LEGEND EXISTING RETAIL 7,501 SF END WC, MEET AND MATCH PROPOSED "STOP" SIGN, BAR AND LEGEND CONNECTION TO ADJACENT PROPERTY EXISTING FINANCIAL /INSURANCE / REAL ESTATE 16,061 SF PROPOSED DETECTABLE -WARNING STRIP (TYP) O. ACCESSIBLE PARKING SIG ACCESSIBLE PARKING SIGN (TYP OF 5) PROPOSED BIKE RACK AND CONCRETE PAD (SEE DETAIL) PROPOSED PROPOSED 2-STORY OFFICE BUILDING 12,000 SF (6,000 SF FOOTPRINT) TAX MAP U44, LOT 15 280,233 sq. ft. 6.433 acres EXISTING SIGN TO BE RELOCATED - 6' WIDE STAMPED R30' CROSSWALK (TYP) PROPOSED 2 RAIL WOOD FENCE (TYP) PROPOSED BENCH -(TYP OF 4) LEGEND PROPOSED SIGN PROPOSED 5' WIDE RADIUS TYPICAL WC WOODEN CURB EXISTING LANDSCAPE AREA LSA (5) SPACES PARKING SPACE COUNT PROPOSED ACCESSIBLE PARKING PROPOSED PAVEMENT STRIPING PROPOSED TREELINE PROPOSED SIDEWALK EXISTING LEDGE LIMIT OF WORK (TYP) PROPOSED CONCRETE \_\_\_\_\_\_ EXISTING BUILDING OUTLINE PROPOSED 10'X18' CONCRETE –
DUMPSTER PAD ENCLOSURE
WITH GATE (WITH 8'X18'
CONCRETE APRON) PROPOSED EDGE OF WELLANDS

EXISTING TREELINE

PROPOSED TREELINE

ZONE LINE ---- STRUCTURE SETBACK LINE PROPERTY LINE PROPOSED LIMIT OF WORK PROPERTY STAMPED CROSSWALK



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

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