

For Lease

Class-A Office

New Construction To-Be-Built
6,000 - 12,000 SF

Centervale Farm Campus

200 US Route One, Scarborough, ME



Brokerage Team

Justin Lamontagne, CCIM, SIOR

Tom Moulton, CCIM, SIOR

& Katie Allen

207-773-7100

justin@dunhamgroup.com

tmoulton@dunhamgroup.com

katie@dunhamgroup.com

NAI The Dunham Group
Commercial Real Estate Services, Worldwide.

THE
RAM
COMPANIES

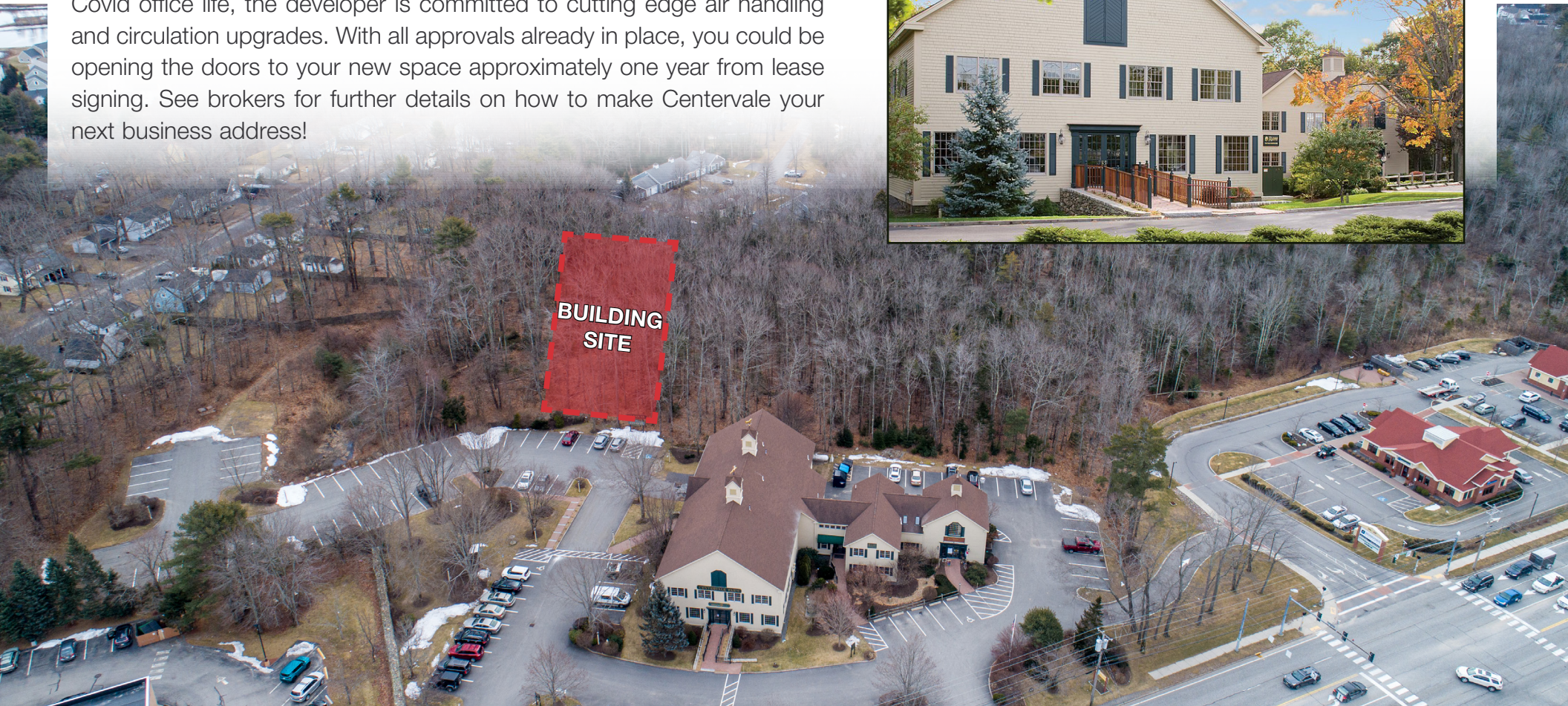
Property Overview

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-Covid office life, the developer is committed to cutting edge air handling and circulation upgrades. With all approvals already in place, you could be opening the doors to your new space approximately one year from lease signing. See brokers for further details on how to make Centervale your next business address!

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. |



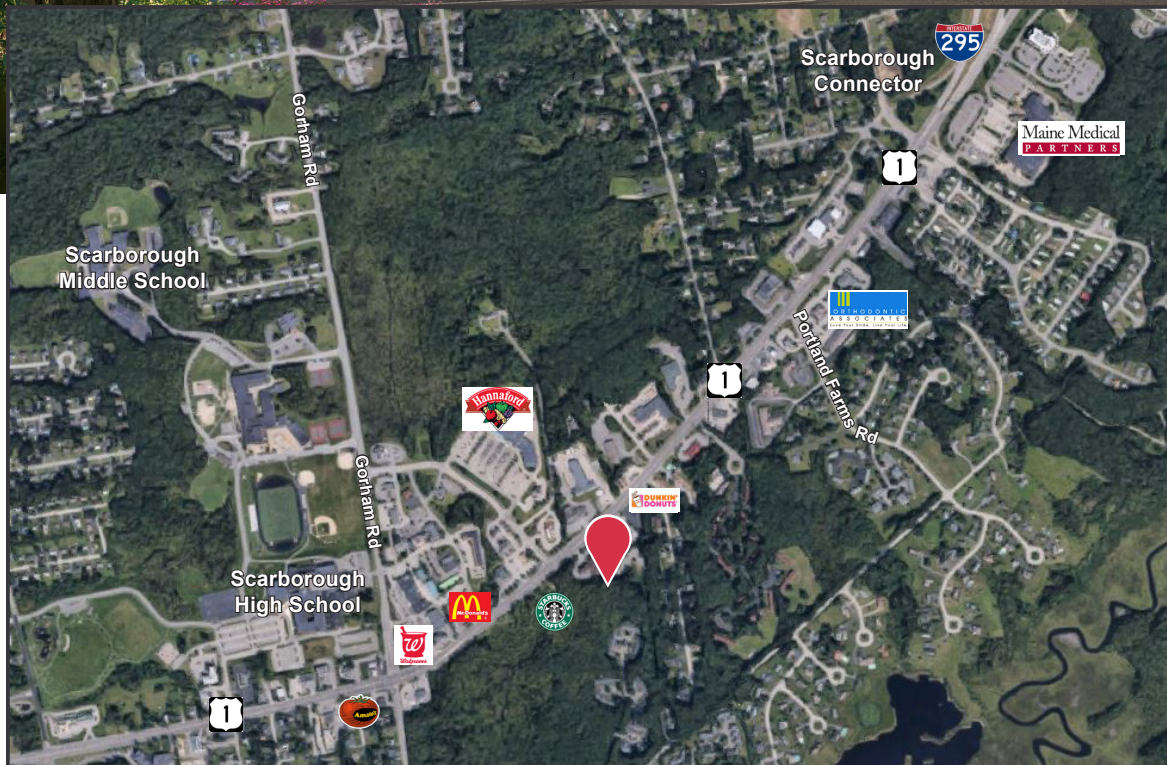
LEASE PRICE : Estimated \$24.00/SF NNN



LEGEND

- R PROPOSED SIGN
- R RADIUS
- TYP TYPICAL
- WC WOODEN CURB
- LSA EXISTING LANDSCAPE AREA
- ⊙ SPACES PARKING SPACE COUNT
- PROPOSED ACCESSIBLE PARKING
- PROPOSED PAVEMENT STRIPING
- PROPOSED SIDEWALK
- EXISTING LEDGE
- PROPOSED CONCRETE
- EXISTING BUILDING OUTLINE
- PROPOSED BUILDING OUTLINE
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING EDGE OF WETLANDS
- PROPOSED EDGE OF WETLANDS
- EXISTING TREELINE
- PROPOSED TREELINE
- ZONE LINE
- STRUCTURE SETBACK LINE
- PROPERTY LINE
- PROPOSED LIMIT OF WORK
- PROPERTY STAMPED CROSSWALK





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