

For Lease

Class-A Office

New Construction To-Be-Built

3,000 - 12,000 SF

Centervale Farm Campus

200 US Route One, Scarborough, ME



Brokerage Team

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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 as many as four 3,000 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 3,000 - 12,000 SF
- Outstanding Oak Hill location, access and visibility



**BUILDING
SITE**

An aerial photograph of the Centervale Campus. The image shows a large, multi-story building with a brown roof and light-colored walls, situated in a wooded area. A red dashed box highlights a specific area in the foreground, labeled "BUILDING SITE". The surrounding area includes a parking lot, roads, and other buildings. The overall scene is a mix of natural and developed land.

Property Details

Owner/Landlord	Centervale Route One LLC
Building Size	12,000± SF
Available Space	3,000 - 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.



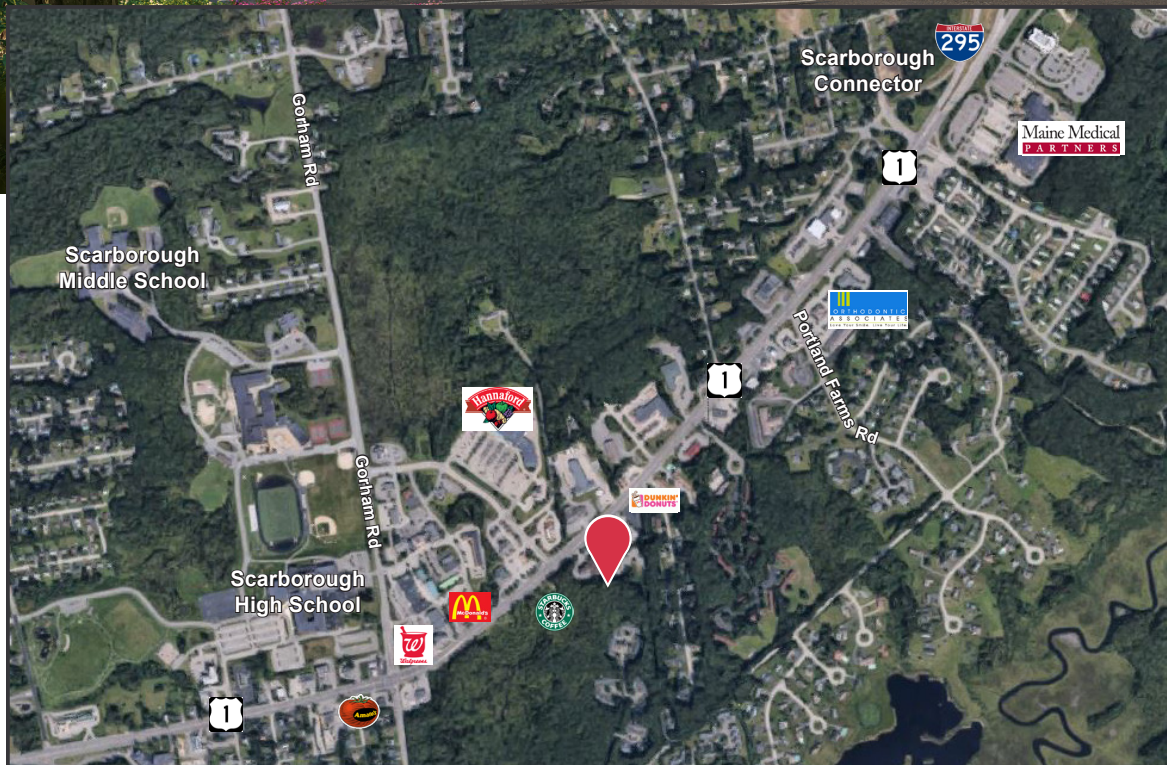
LEASE PRICE : Estimated \$24.00/SF NNN



1 WITH A STRAIGHT LINE CROSSWALK, AND
 • INSTALLING CURB DETECTABLE WARNING FIELD APPROACH.

LEGEND

- R RADIUS
- TYP TYPICAL
- WC WOODEN CURB
- LSA EXISTING LANDSCAPE AREA
- ① 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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