

For Lease  
Office Building  
7,721 - 23,747± SF



## 225 Gorham Road

South Portland, Maine

### Property Highlights

- Excellent access to I-95 and I-295
- Ample on-site parking (6/100 rsf)
- Flexible floor plans from 3,000± SF up.



### Property Description

We are pleased to offer 225 Gorham Road in South Portland for lease. Join One America in this suburban Class A setting! An abundance of parking and exceptional location make this a convenient home for all professionals.

#### Broker Contact

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225 Gorham Road

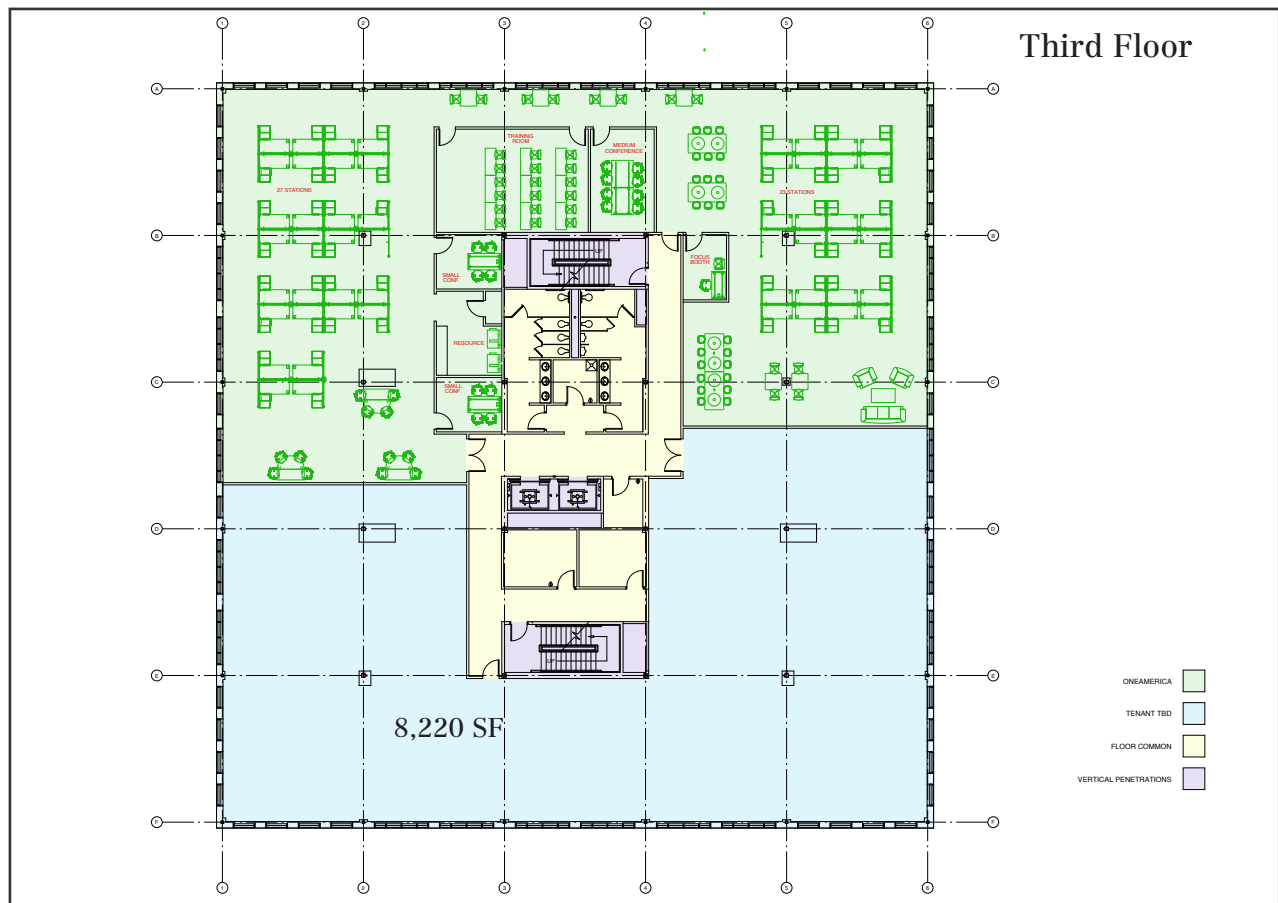
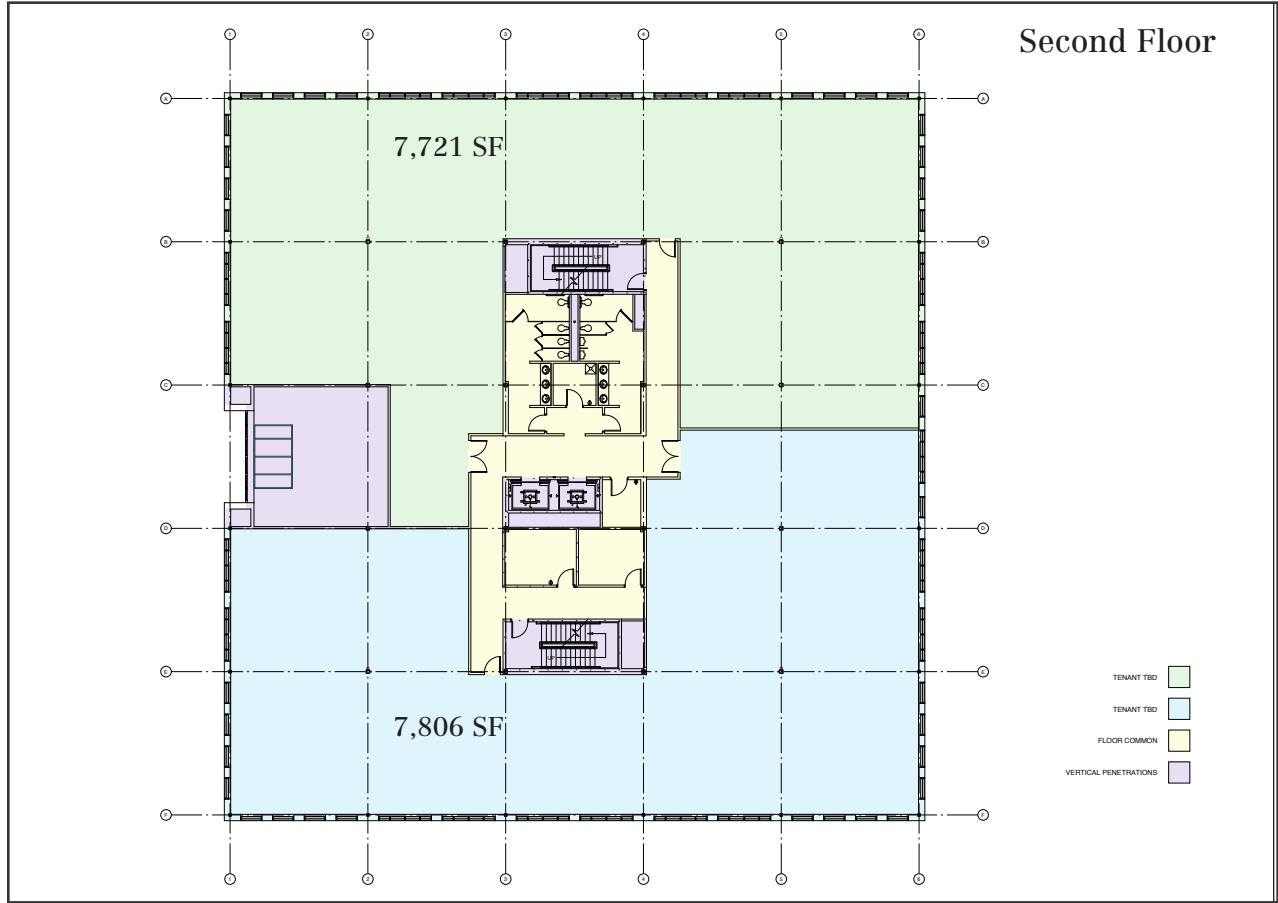
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## Property Overview

Owner	Longcreek Properties, LLC
Building Size	72,336± SF
Lot Size	14.49± acres
Assessor's Reference	Map 67, Lot 7
Deed Reference	Book 13494, Page 122
Available Space	23,747± SF
Space Breakdown	2nd Floor - 7,721 - 15,527± SF 3rd Floor - 8,220± SF
Building Age	2002 (18 years)
Building Construction	Steel frame with brick/masonry siding
Roof	Flat, rubber membrane
Flooring	Carpet, commercial grade tile
No. of Stories	Four (4)
Utilities	Public water and sewer
HVAC	Gas-fired forced hot air
Sprinkler System	Full wet system
Available	Immediately
Parking	Multiple spaces per floor (6/1000)

FOR LEASE : \$15.00/SF NNN







# 225 Gorham Road



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.