

FOR LEASE

Office Buidling

2,626 - 20,734± SF



225 Gorham Road, South Portland

Property Highlights

- *Excellent access to I-95 and I-295*
- *Ample, on-site parking (6/1000 rsf)*
- *Flexible floor plans*



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



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	20,734± SF	
Space Breakdown	Third Floor - 8,220± SF	First Floor - 12,514± SF
		Suite 110 - 3,471± SF
		Suite 120 - 2,682± SF
		Suite 130 - 3,735± SF
		Suite 140 - 2,626± SF
Year Built	2002	
Building Construction	Steel frame with brick/masonry siding	
Roof	Flat, rubber membrane	
Flooring	Carpet, commercial grade tile	
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)	

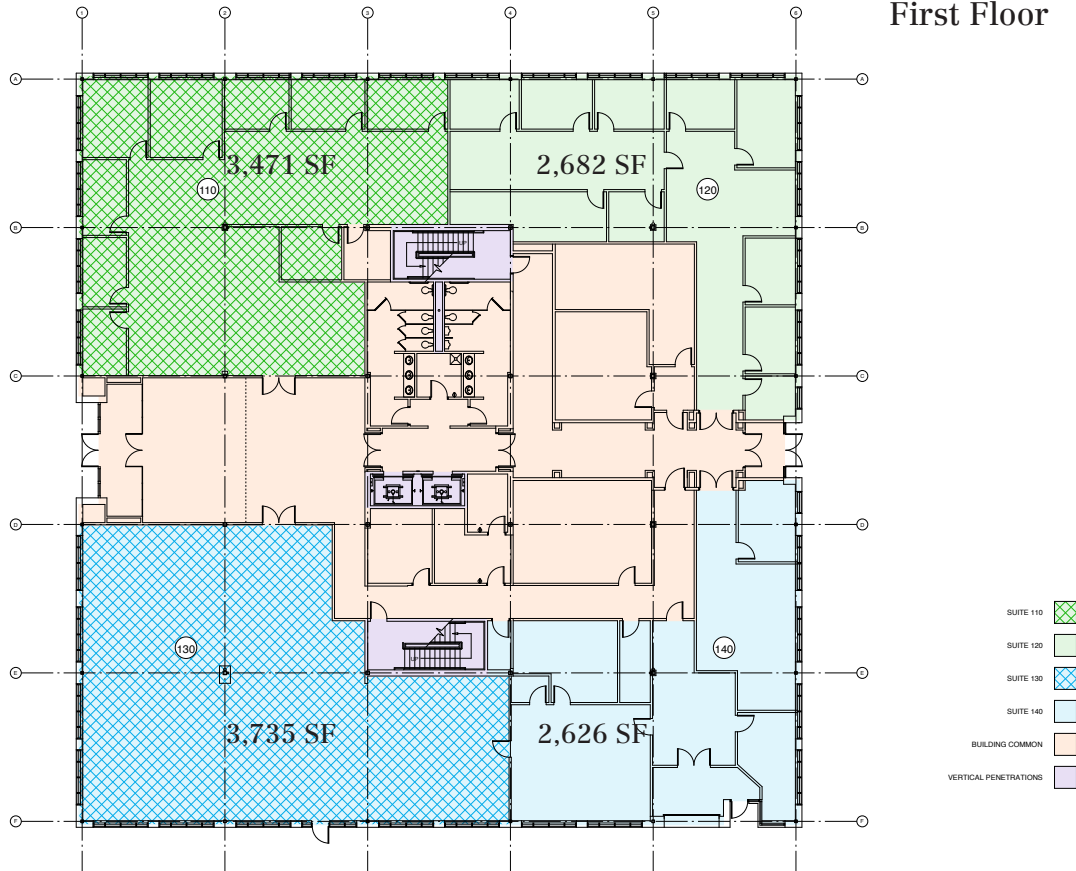


FOR LEASE : \$15.00/SF NNN

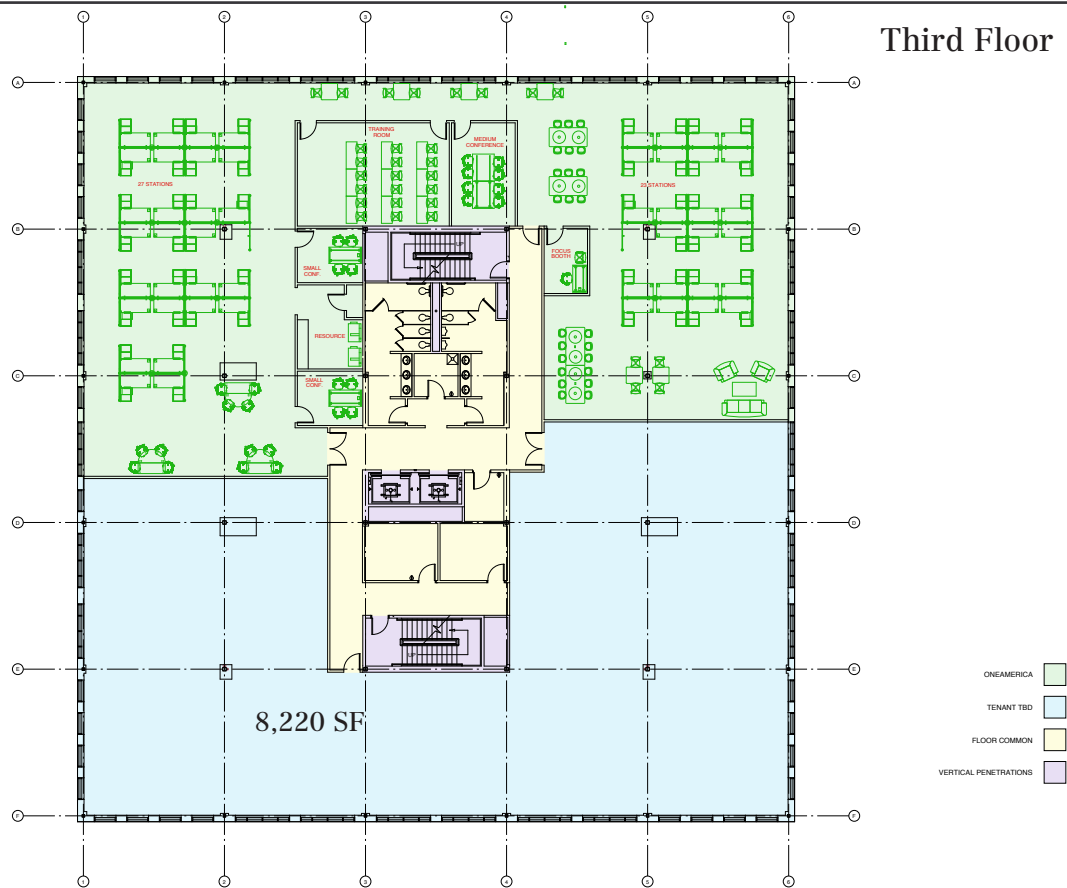




First Floor



Third Floor



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.