

# For Lease Office Space

4,052± SF | \$15.50/SF NNN



## 225 US Route One Scarborough, Maine

### Property Highlights

- Direct Route One access & 1± mile to I-295 connector
- Landlord will renovate/build-to-suit based on a tenant's needs
- Excellent signage potential
- 28,000 Daily Traffic Count/2019 MDOT
- Professionally managed property

### Property Description

We are pleased to offer for lease office/retail space located on Route One in Scarborough. The property has excellent signage potential and high traffic counts on Route One. Basement storage is included with the suite at no additional cost. The Property is approximately .5± mile from Maine Health's Scarborough Campus.



### Broker Contact

Tom Moulton, CCIM, SIOR  
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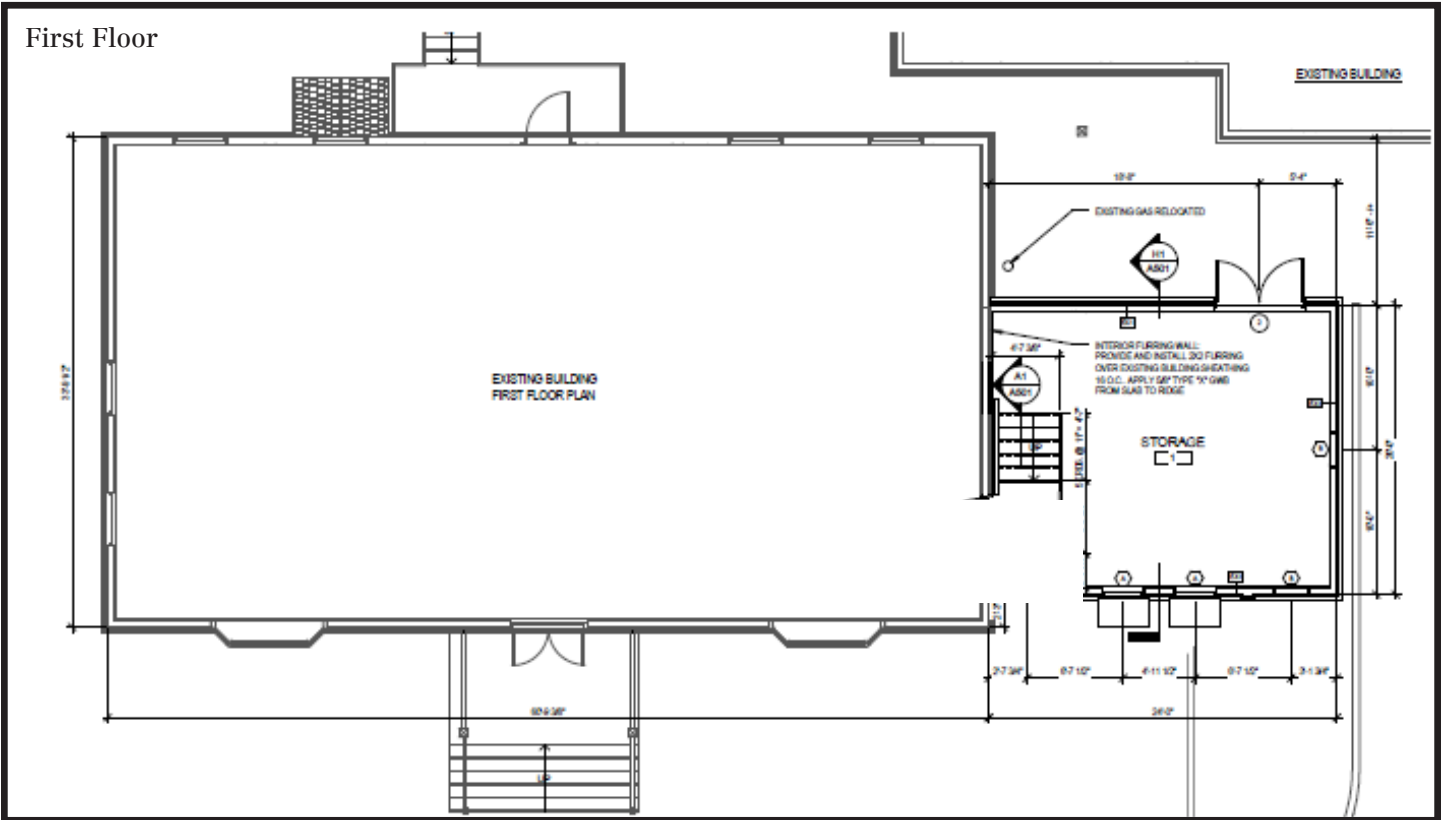
## Property Overview

Space Available	1st Floor	2,026± SF
	2nd Floor	2,026± SF
	Total	4,052± SF
Subdividable	Yes - subdividable down to 2,026± SF	
Lot Size	1.6± acres	
Assessor's Reference	Map 44, Lot 2	
Zoning	Town and Village Centers District (TVC)	
Owner	Oak Hill Holdings LLC	
Year Built	1930	
Construction	Timber frame with clapboard siding	
Ceiling Height	10'±	
Lighting	Fluorescent fixtures	
Flooring	Carpet and tile	
Sprinkler	Yes - full coverage wet system	
Central Fire Alarm	Yes	
HVAC	Natural gas fired forced air and heat pump	
Utilities	Public water and sewer, natural gas, electric, telephone, and cable	
Electric	400 amp service	
Bathrooms	Two (2) on each floor - to be constructed.	
Parking	Ample, on-site	
Signage	Excellent signage potential on Route One on existing pylon sign	
Miscellaneous	Dropped acoustical ceiling system	
Storage	Storage area in basement available at no extra cost to tenant	

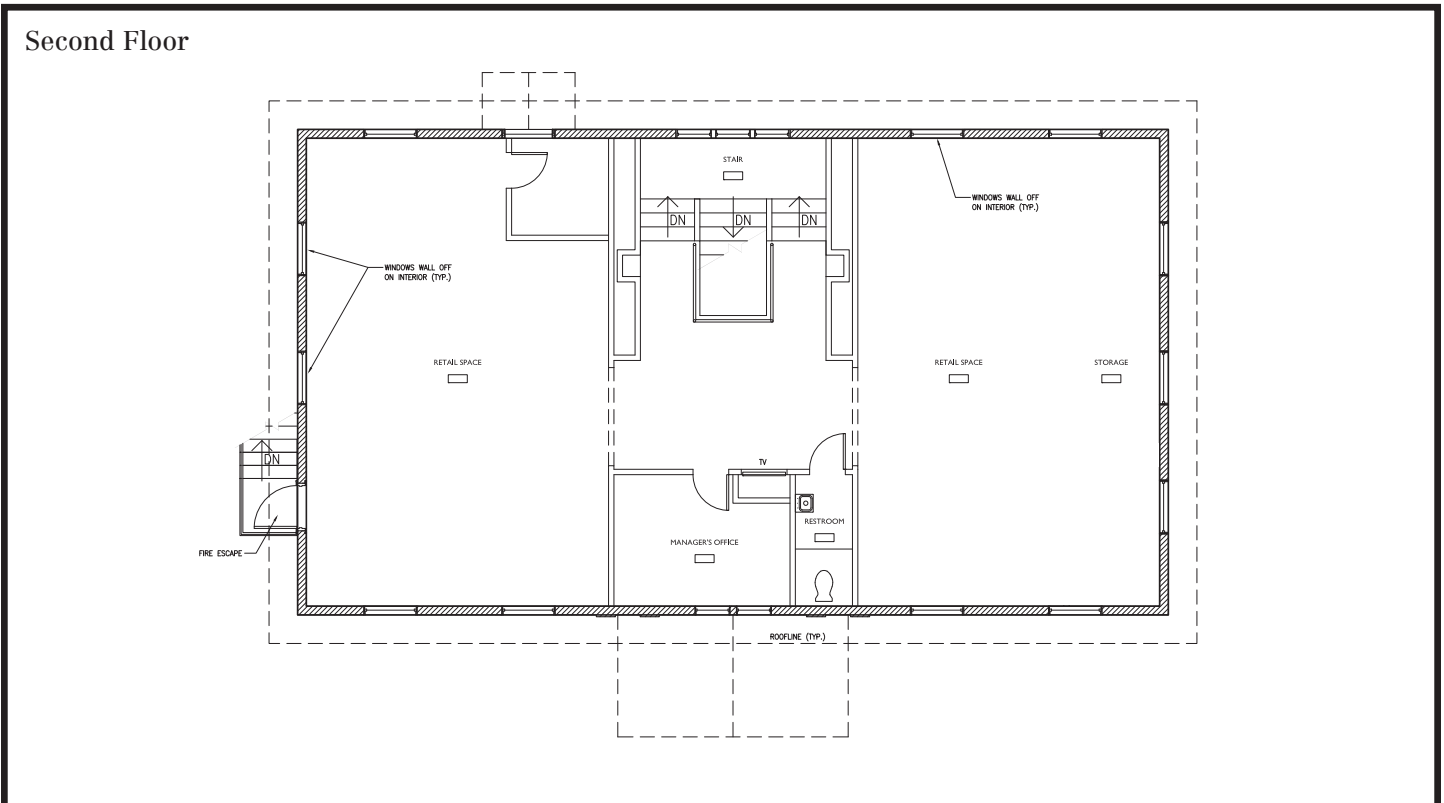
**FOR LEASE : \$15.50/SF NNN**

**Estimated NNN's : \$2.66/SF**

First Floor



Second Floor



# 225 US Route One

