

FOR LEASE

Office Space

14,180± SF | \$9.00/SF MG



28 Pond View Drive, Scarborough

Property Highlights

- *Close to Maine Turnpike & I-295*
- *On-site parking*
- *Professionally managed property*



Property Description

We are pleased to offer for lease 14,180±SF (subdividable to 7,090± SF) of office space in Scarborough. Recent upgrades include paving repairs, exterior parking, new rubber roof over the office portion of the building and updated landscaping.

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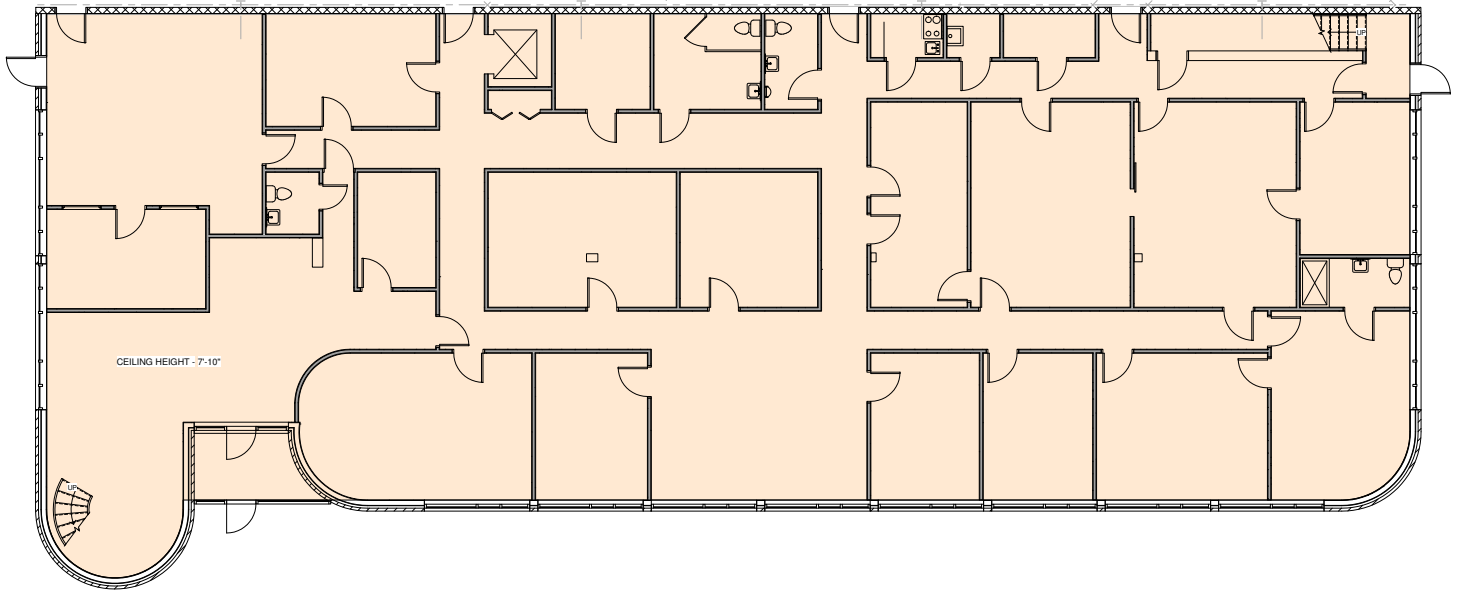
Property Overview

Building Size	74,724± SF	
Space Breakdown	First Floor	7,090± SF
	Second Floor	7,090± SF
	Total	14,180± SF
Building Construction	Steel-framed with concrete and steel exterior walls. Brick and glass on the office section of building.	
Roof	EPDM (2001), Office section roof replaced in 2023	
Floors	Carpet and VCT tiling	
Lighting	LED lighting	
HVAC	The suite has central HVAC	
Sprinkler	Full coverage wet system throughout	
Elevator	Passenger elevator servicing office area	
Parking	Ample paved on-site	
Miscellaneous	Abundance of natural light	
Utilities	Tenant pays for HVAC and electric	

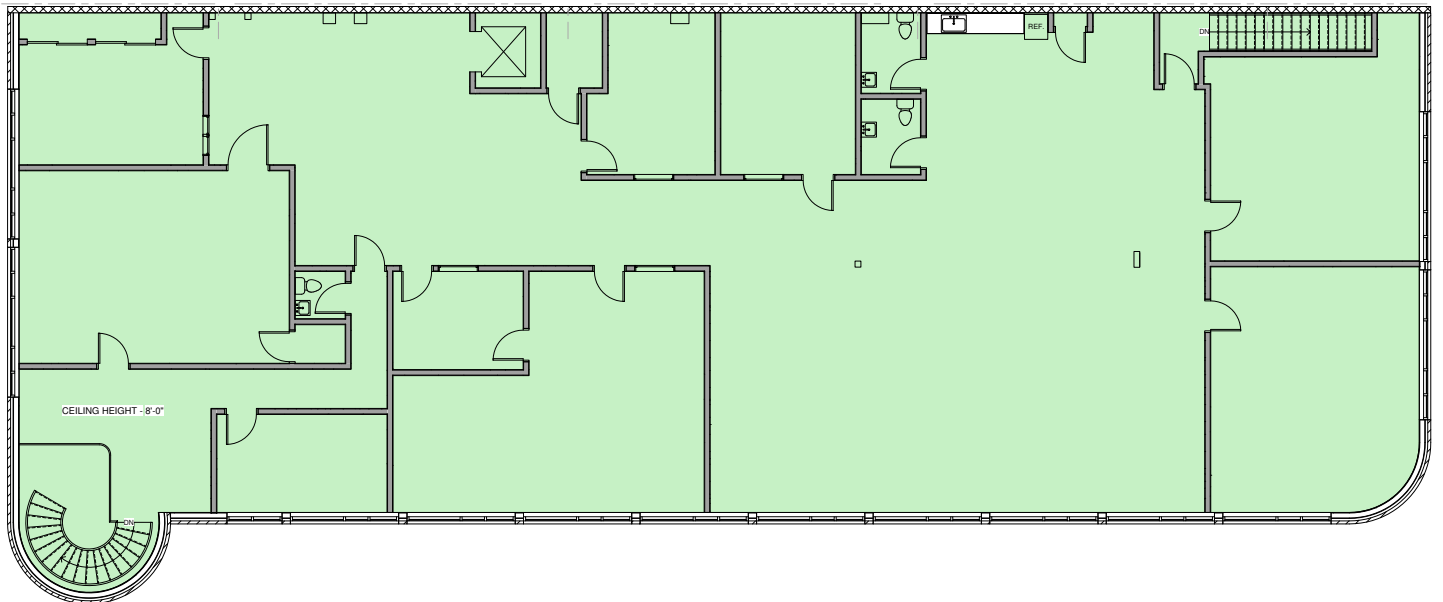
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First Floor - 7,090± SF Office Space



Second Floor - 7,090± SF Office Space



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.