

# FOR LEASE

## Office/Flex Space

14,180± SF | \$8.00 - \$12.00/SF NNN



## 28 Pond View Drive, Scarborough

### Property Highlights

- Close to Maine Turnpike & I-295
- On-site parking
- Professionally managed property
- First floor is office/flex space
- Abundance of natural light



### Property Description

We are pleased to offer for lease 14,180±SF (subdividable to 4,500± SF) of office/flex space in Scarborough. Recent upgrades include paving repairs, new rubber roof and updated landscaping.

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## Property Overview

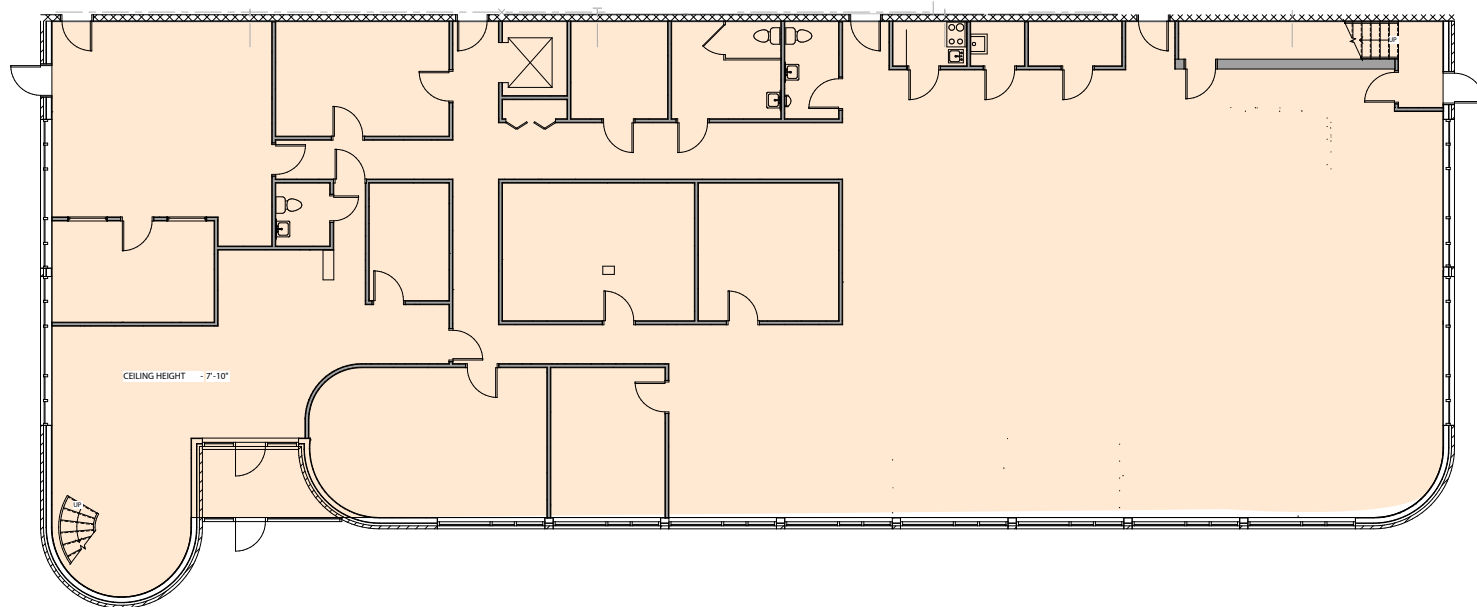
Building Size	74,724± SF		
Space Breakdown	First Floor	7,090± SF (Office/Flex Space)	
	Second Floor	7,090± SF (Office Space)	
	Total	14,180± SF	
	Subdividable down to 4,500± SF		
Building Construction	Steel-framed with concrete and steel exterior walls. Brick and glass on the office section of building.		
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	Adundance of natural light, First floor is office/flex space, Owner will add new overhead drive-in doors and build-to-suit		
Utilities	Tenant pays for HVAC and electric		

**OFFICE SPACE FOR LEASE : \$8.00/SF NNN**  
**FLEX SPACE FOR LEASE : \$12.00/SF NNN**

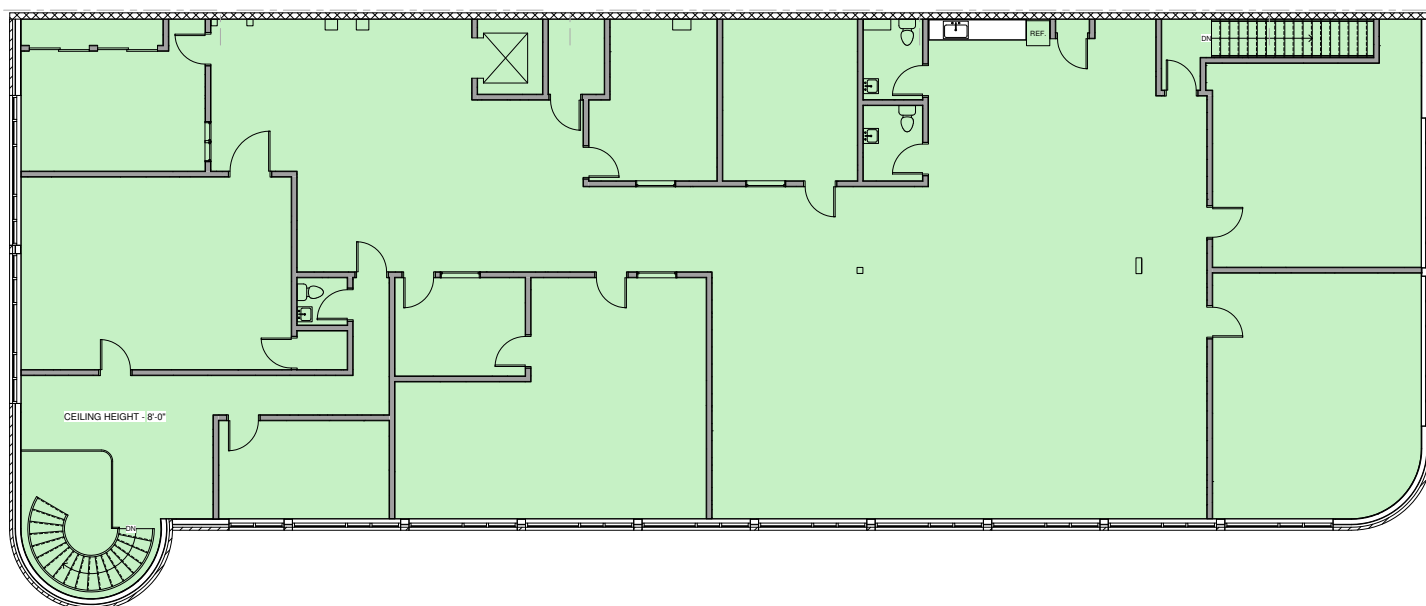




First Floor - 7,090± SF  
Office/Flex Space



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.