

FOR LEASE

Class A Office Space
5,121± SF | \$16.50/SF NNN



30 Long Creek Drive, South Portland

Property Highlights

- *Turn-key Class A Office Space*
- *Convenient Maine Mall Area Location*
- *Join Wipfli*



Property Description

We are pleased to present a 5,121± SF full-floor, Class-A office suite for lease - located in the heart of South Portland's Maine Mall area. Join Wipfli in this premier professional setting. The suite features 13 offices, several meeting spaces, a small kitchenette, two dedicated restrooms, collaborative open space and natural light throughout. This is a rare opportunity to lease a turn-key, high-quality office environment in one of Greater Portland's most accessible and desirable business hubs.

BROKER CONTACT

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30 Long Creek Drive



Property Overview

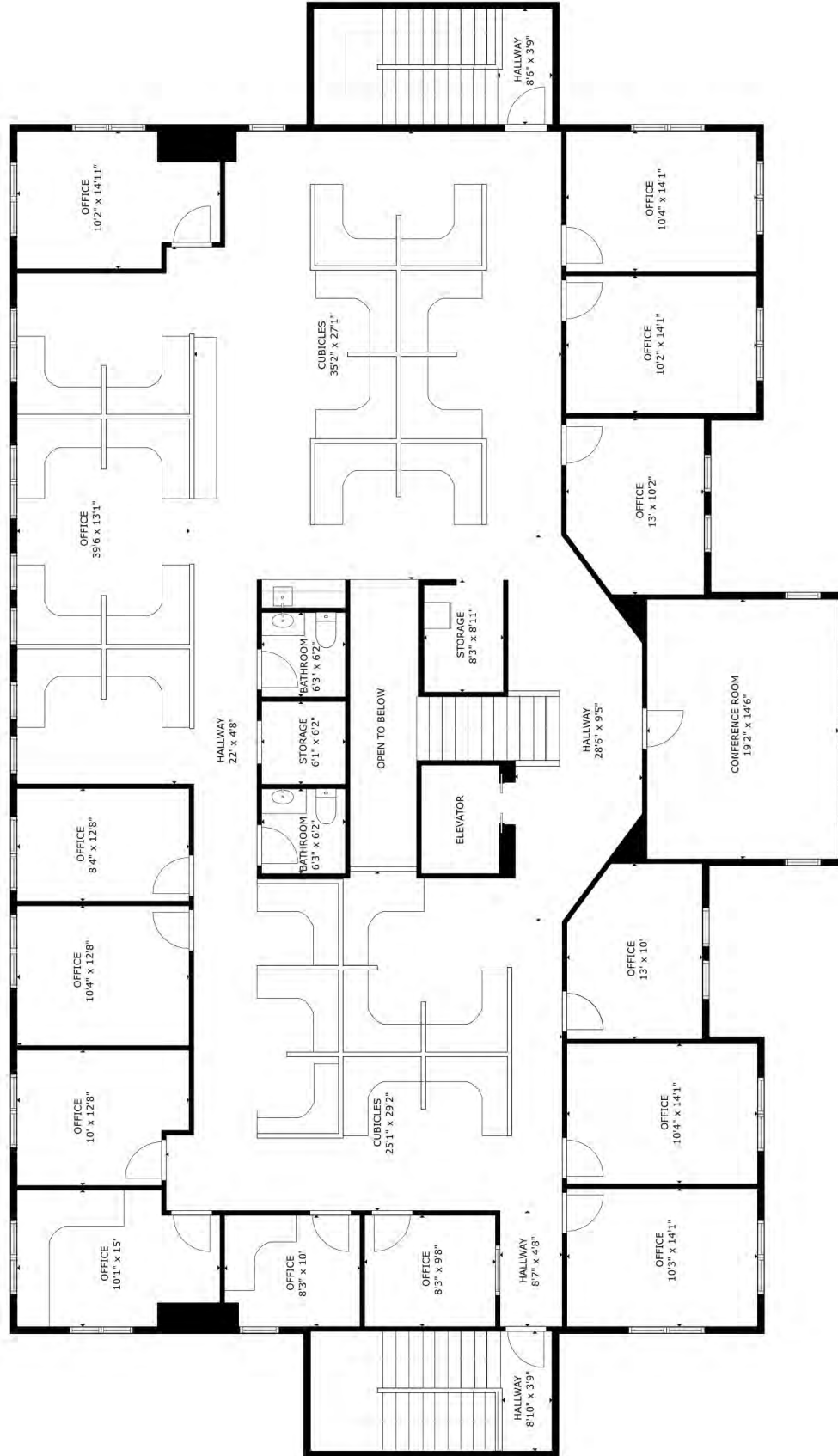
Owner	Brightspace, LLC
Building Size	15,364± SF
Available Space	5,121± SF, 2nd floor
Assessor's Reference	Map 067, Lot 016
Zoning	CS - Suburban Commercial
Year Built	1990
Building Construction	Wood-frame with newer wood shingles
Roof	New in 2023, gable-hip shingles
Flooring	Commercial grade carpet
Utilities	Public water/sewer, natural gas, CMP, fiber-optic cabling
HVAC	Central-air throughout
Lighting	Newer LED, recessed lighting
Sprinkler System	Yes, wet system
Bathrooms	Two (2)
Parking	Ample on-site, newly paved and striped parking lot
Accessibility	ADA - compliant

FOR LEASE : \$16.50/SF NNN - Estimated NNN's : \$5.50/SF

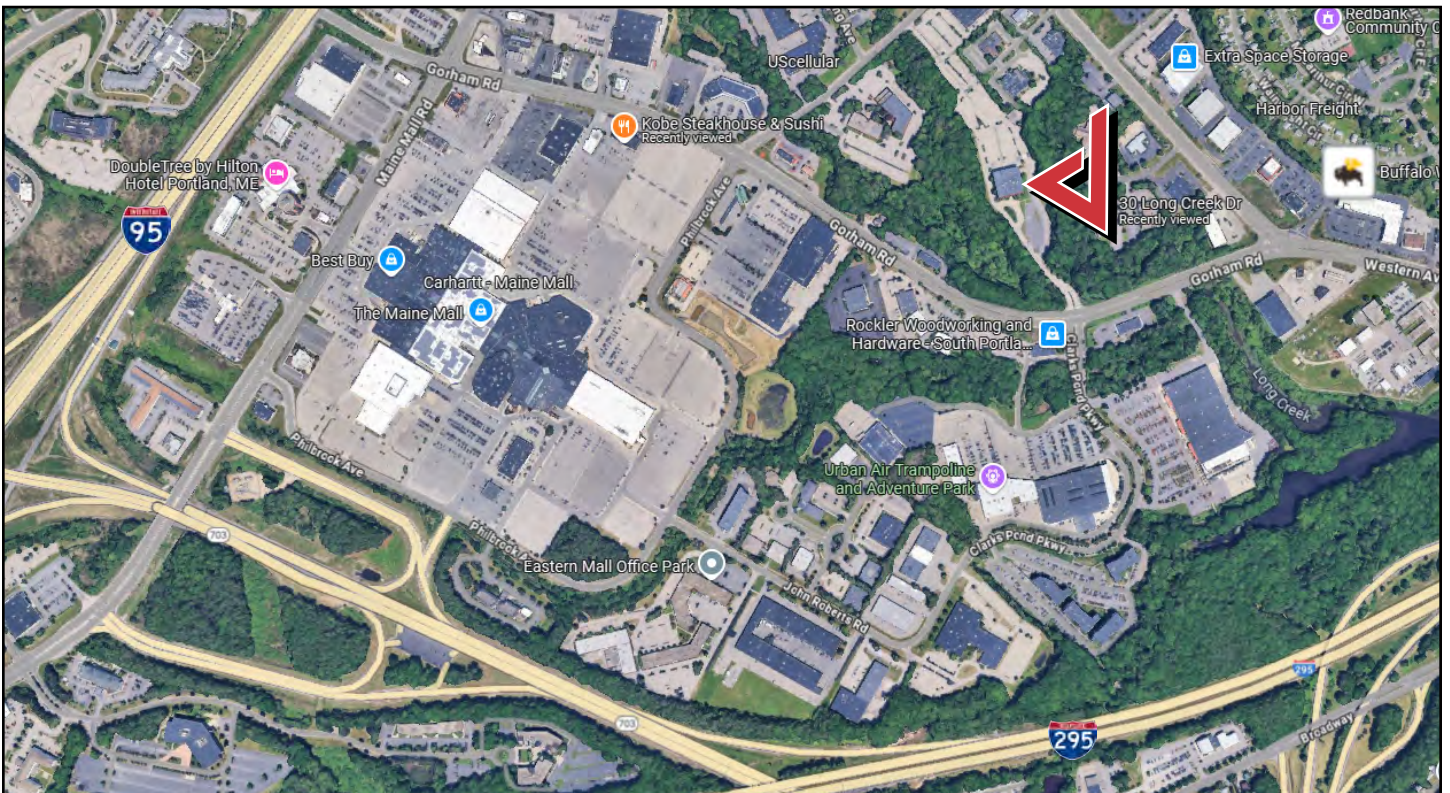
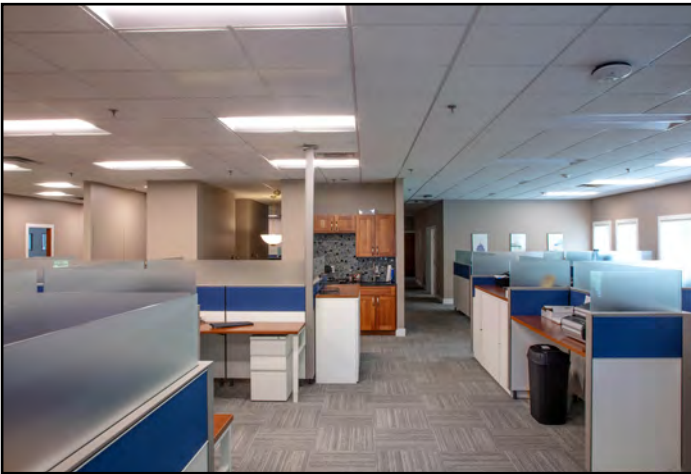
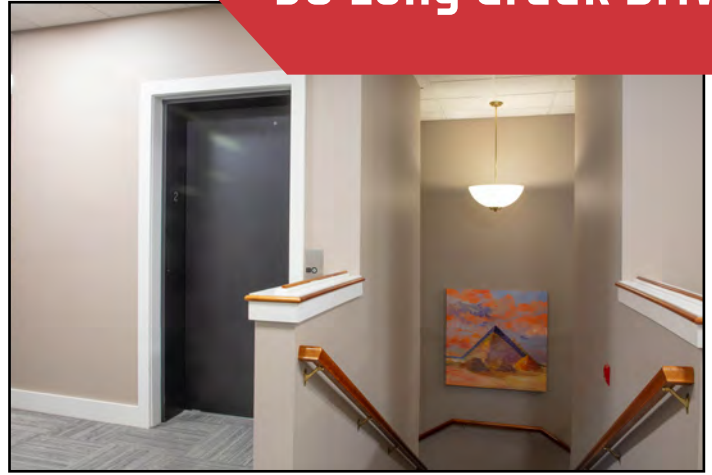
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.