

For Lease  
Office Building  
1,500 & 1,667± SF

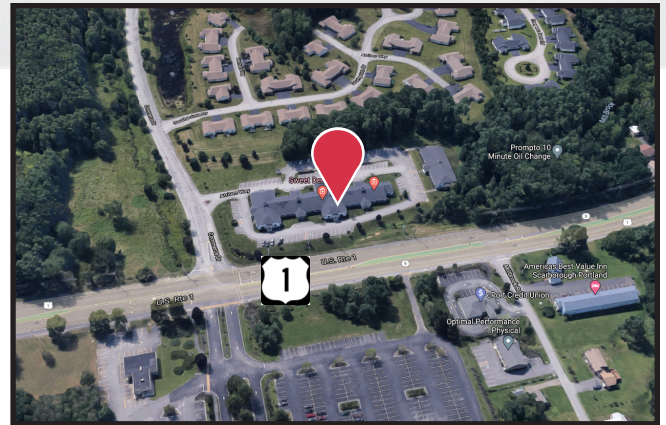


## 306 & 308 US Route One

Scarborough, Maine

### Property Highlights

- 2 medical/office suites
- Excellent access to I-95 and I-295
- Ample on-site parking



### Property Description

We are pleased to offer two first floor medical/office suites for lease at 306 & 308 US Route One in Scarborough. The property is located in a well-managed suburban office park with beautiful manicured grounds. An abundance of parking and exceptional location make this a convenient fit for office professionals.

#### Broker Contact

Frank O'Connor, CCIM, SIOR  
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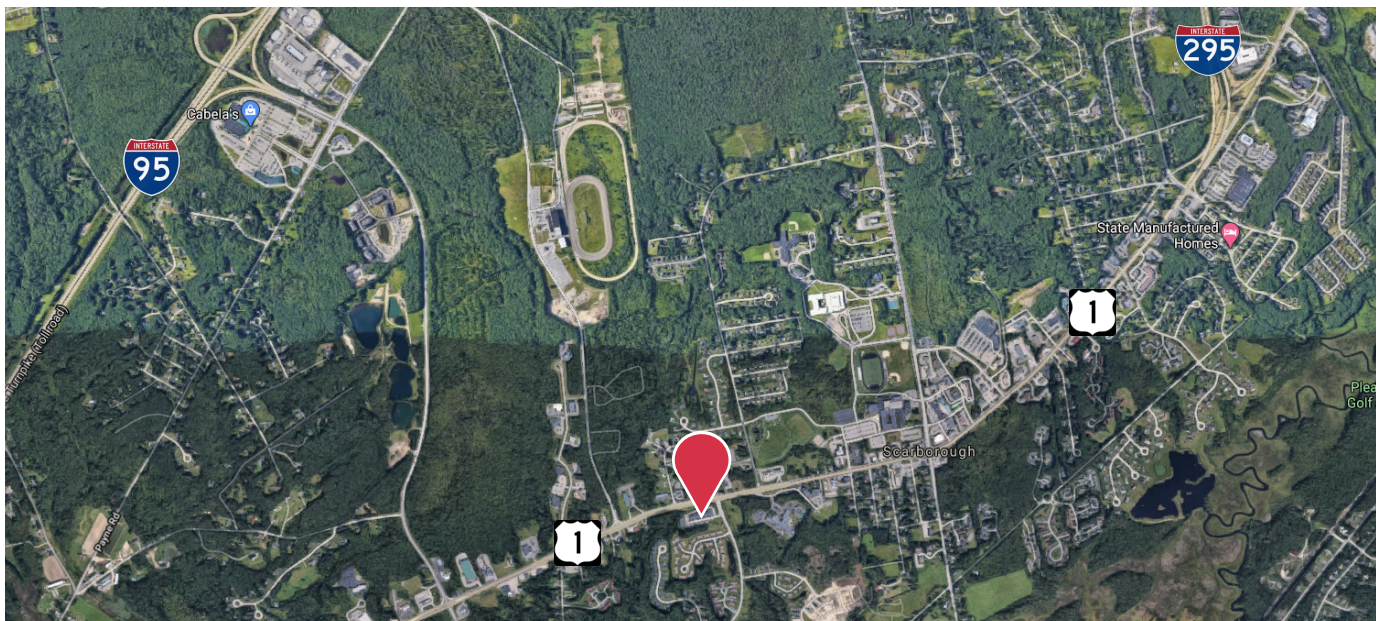
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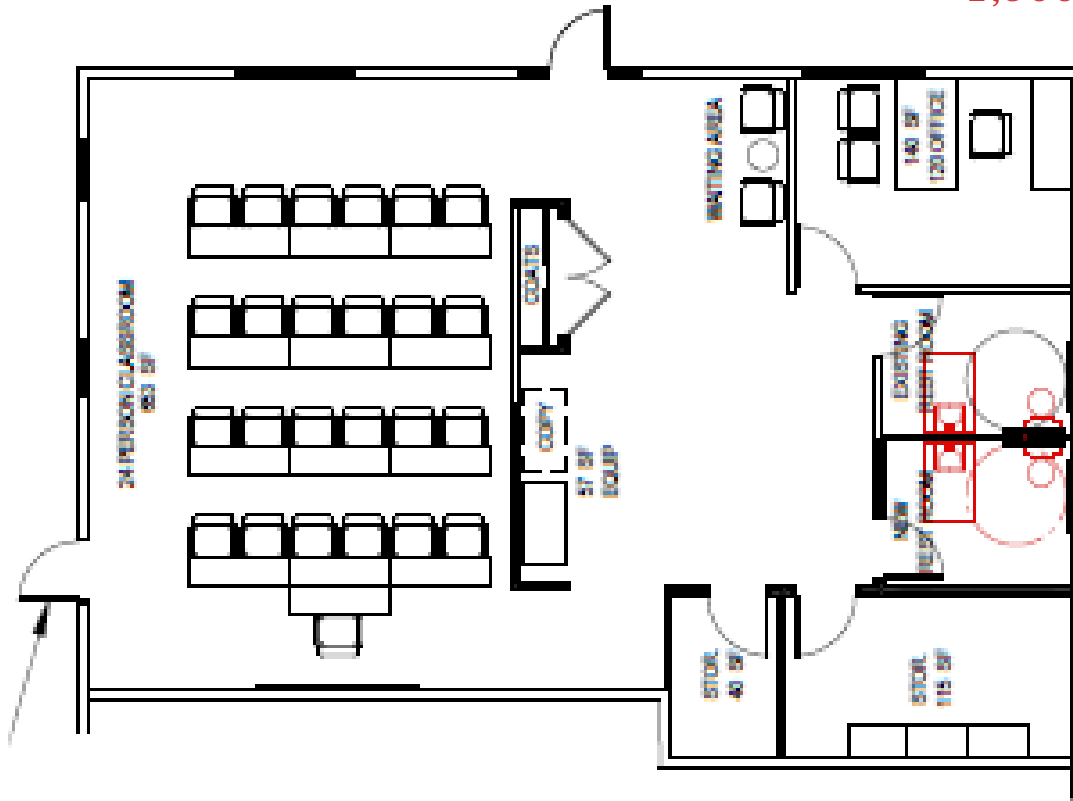
## Property Overview

Owner	South Pointe Investment Co., LLC
Building Size	20,202± SF
Lot Size	4.72± acres
Assessor's Reference	Map U40, Lot 002
Zoning	B3 - General Business
Available Space	306 US Route One: 1,500± SF 308 US Route One: 1,667± SF
Building Age	2001 & 2004
Utilities	Public water and sewer
HVAC	Gas-fired forced hot air, central AC
Sprinkler System	Wet system
Parking	Ample on-site

**FOR LEASE : \$14.00/SF NNN**  
**NNN Expenses: \$4.50/SF**



1,500 SF



1,667 SF

