

# FOR LEASE

## Office Building

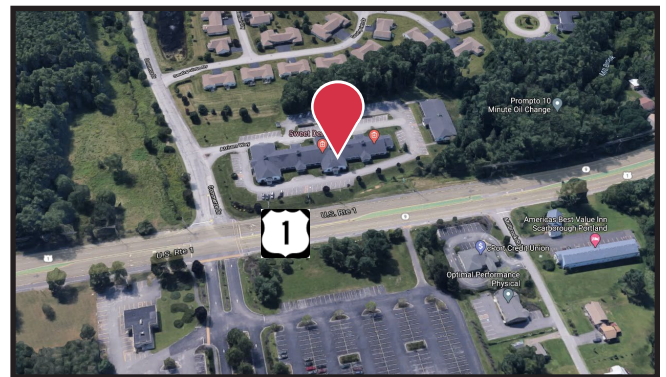
1,567± SF | \$12.00/SF NNN



## 306 US Route One, Scarborough

### Property Highlights

- *Medical/Office Suite*
- *Excellent access to I-95 and I-295*
- *Ample on-site parking*



### Property Description

We are pleased to offer a 1,567± SF, first floor medical/office suite for lease at 306 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

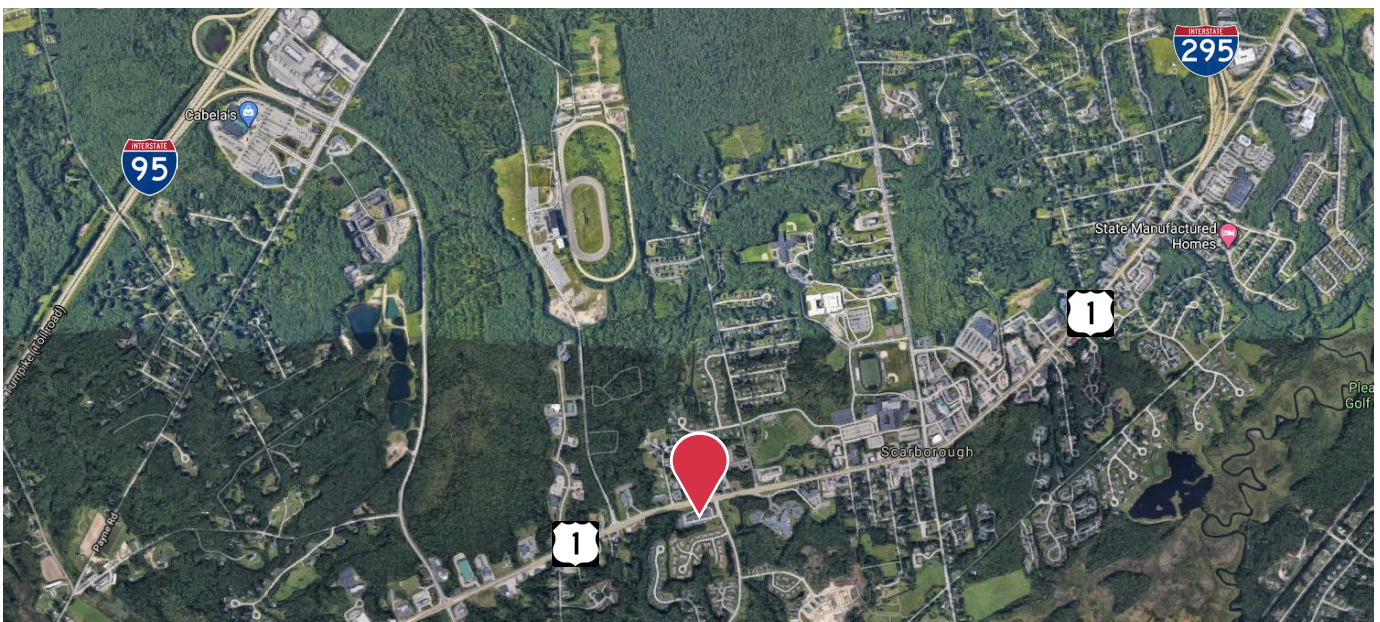
Frank O'Connor, CCIM, SIOR  
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207.773.7100

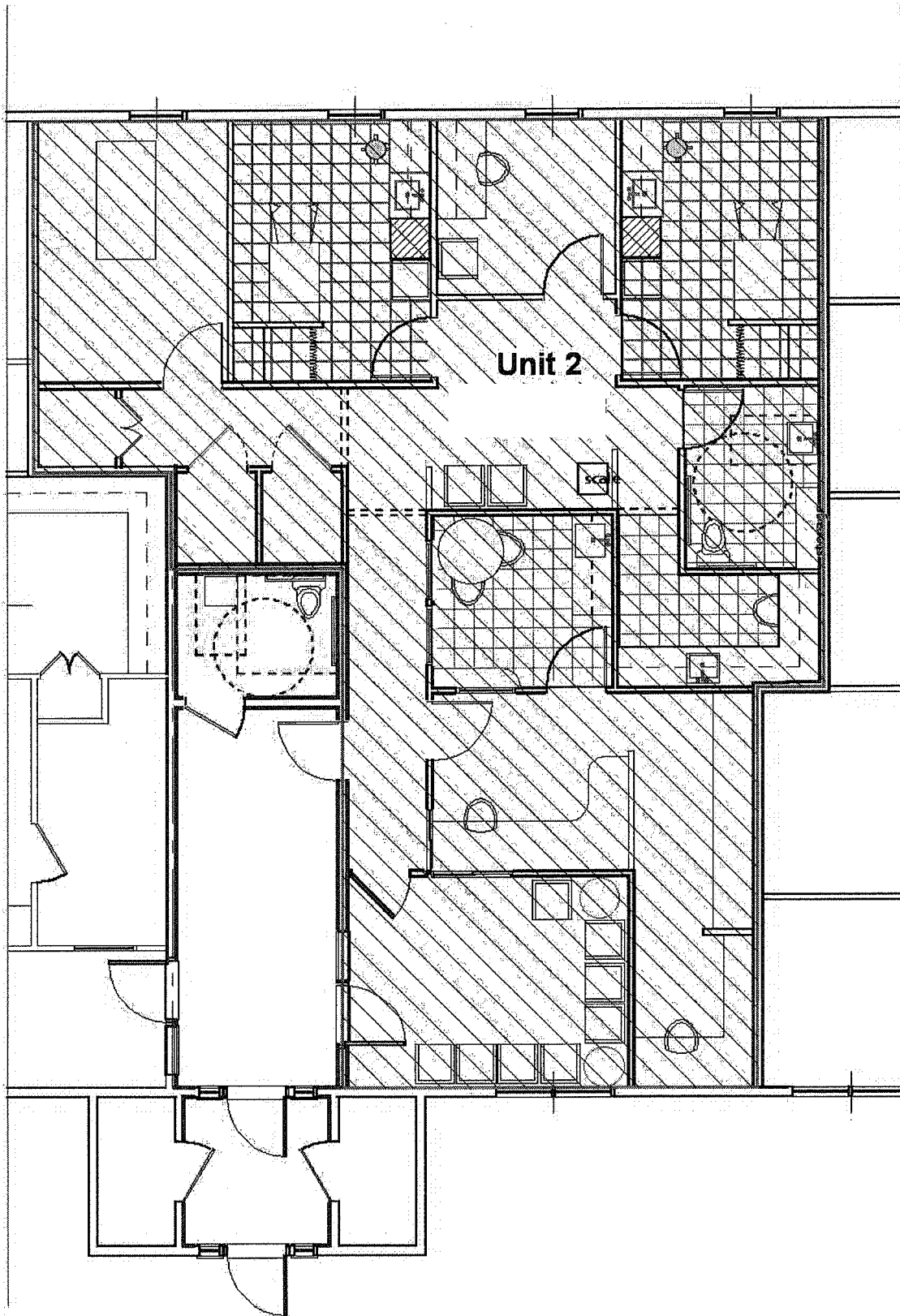


## Property Overview

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	Unit 2: 1,567± 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 : \$12.00/SF NNN - NNN Expenses: \$6.50/SF**





Unit 2

ARCHITECTURAL PLANS:

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.