

For Lease
Office Suite

3,271± SF | \$13.50/SF NNN

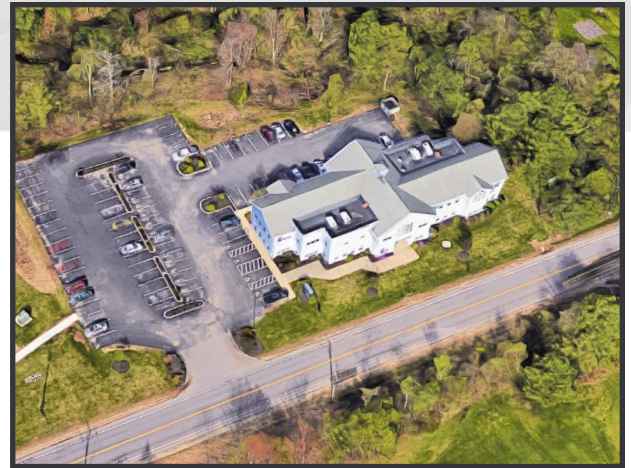


324 Cummings Road

South Portland, Maine

Property Highlights

- Class A office space
- Abundance of natural light
- Excellent visibility and access on Cummings Rd
- Pylon signage available



Property Description

We are pleased to offer 3,271± SF of office space for lease at 324 Cummings Road, South Portland. The suite is on the second floor and consists of a mix of offices and open space. The building is a Class A office/medical building located within 1 mile of I-95 and I-295.

Broker Contact

Thomas Moulton, CCIM, SIOR
Katie Allen, Esq.

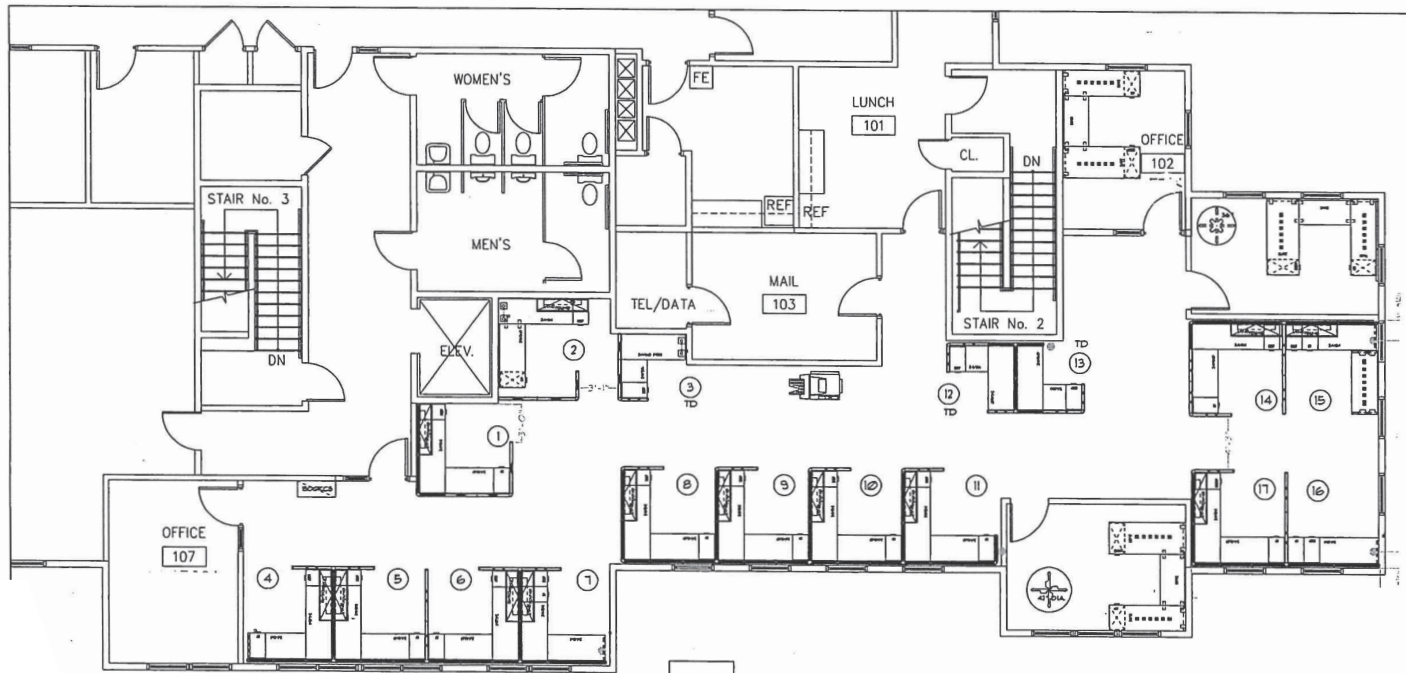
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Property Overview

Building Size	15,800± SF
Lot Size	3.7± acres
Assessor's Reference	Map 71, Lot 7A
Annual Taxes	\$33,718.10 (FY '18-19)
Zoning	IL (office and medical uses permitted)
Available Space	3,271± SF
Building Age	2001
Flooring	Combination of commercial grade carpeting, ceramic and VCT tile
Utilities	Municipal water & sewer, natural gas, electricity, telephone, cable
Heat	Natural gas fired HVAC system (exclusive to suite)
Air Conditioning	Central air conditioning (exclusive to suite)
Electrical	800 Amp, 208 volts, 3 phase (separately metered)
Interior Lighting	Full coverage of entire parking lot and pathways
Exterior Lighting	Parabolic and recessed lighting fixtures
Elevator	One (1) passenger
Bathrooms	Several shared throughout building
Parking	Ample, paved parking on-site
Road Frontage	490' on Cummings Road

FOR LEASE : \$13.50/SF NNN
NNN Expenses: \$5.85/SF

324 Cummings Road



3,271± SF

