

# FOR LEASE

## Class A Office/Medical Space

2,462± SF | \$17.50/SF NNN



## 383 US Route One, Scarborough

### Property Highlights

- *Class A Office/Medical Space*
- *Direct Entrance Off Parking Lot*
- *Excellent Signage on US Route One*

### Property Description

We are pleased to offer 2,462± SF of Class A office or medical space for lease at 383 US Route One in Scarborough. The building offers tenants a convenient location, excellent visibility, state-of-the-art construction, and ample on-site parking.



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383 US Route One

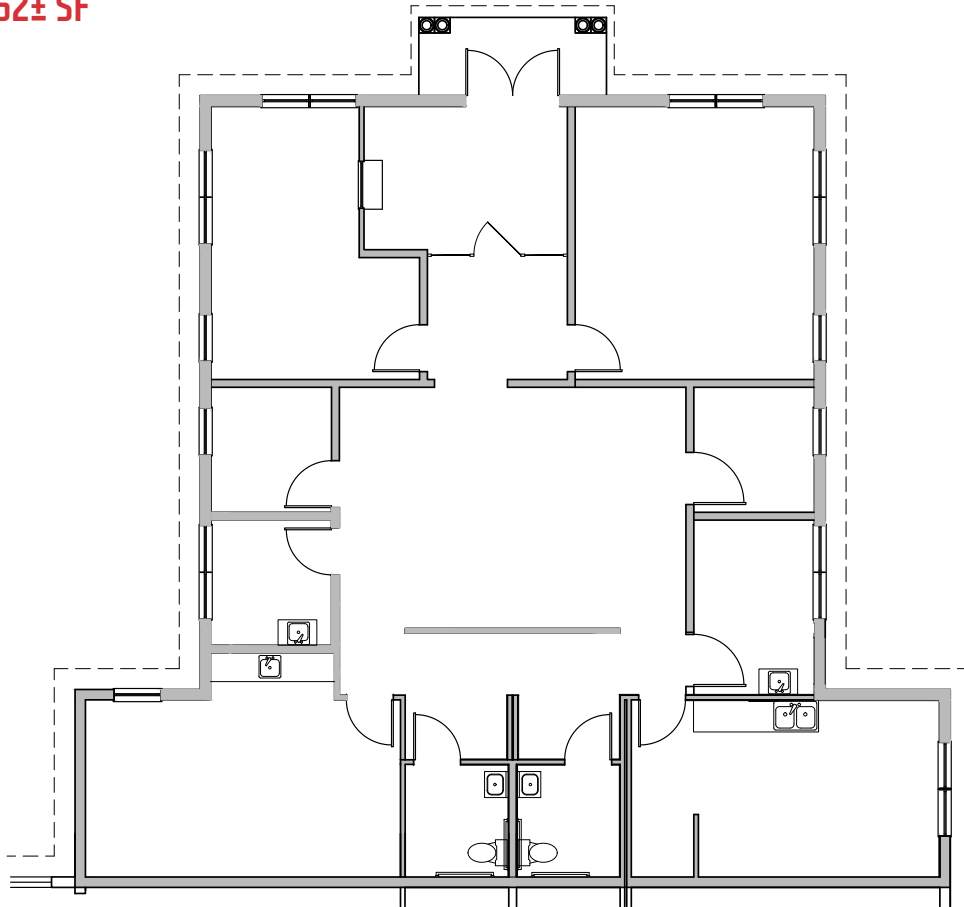
## Property Overview

Building Size	20,672± SF
Space Available	2,462± SF
Lot Size	2.2± Acres
Assessor's Reference	Map U38, Lot 13A
Zoning	B-2 Commercial
Building Construction	Steel frame
Flooring	Carpet and tile
HVAC	Natural gas-fired forced hot air and central A/C
Utilities	Public water, sewer, electric, cable, and natural gas
Sprinklers	Yes, full coverage wet system
Bathrooms	Two (2)
Parking	5:1,000± SF ratio
Miscellaneous	Handicapped accessible
Parking	Ample, on-site parking

**FOR LEASE : \$17.50/SF NNN    Estimated NNN's : \$6.50/SF**



## Suite 1-C : 2,462± SF



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.