

# 383 US Route One, Scarborough

## **Property Highlights**

- Class A Office
- · Ample parking on-site
- Excellent Signage on US Route One



#### **Property Description**

We are pleased to offer 2,375± SF of Class A office 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.





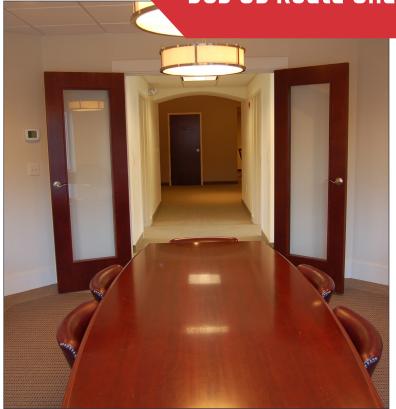
#### **Property Overview**

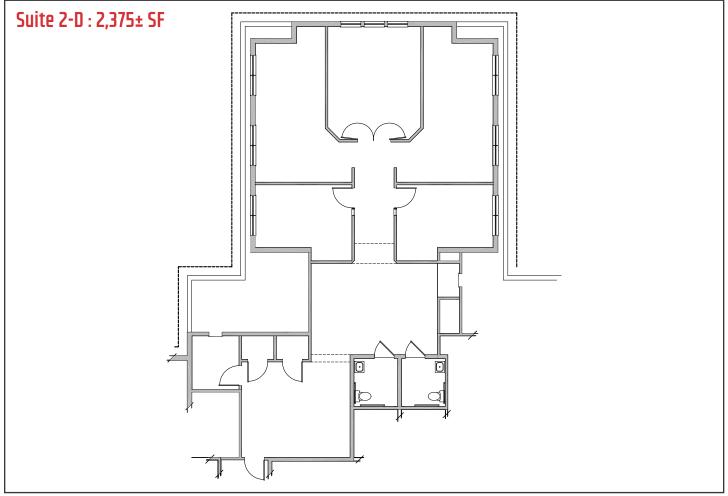
Building Size	20,672± SF
Space Available	Suite 2-D : 2,375± SF
Lot Size	2.2± Acres
Assessor's Reference	Map U38, Lot 13A
Zoning	B-2 Commercial
<b>Building Construction</b>	Steel frame
Flooring	Carpet and tile
HVAC	Natural gas-fired forced hot air and central A/C
Utilities	Public water, sewer, electric, cable, and natural gas
Sprinklers	Yes, full coverage wet system
Bathrooms	Two (2) in suite
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

### 383 US Route One







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