

# For Lease Office Space

1,709± SF | \$14.00/SF NNN

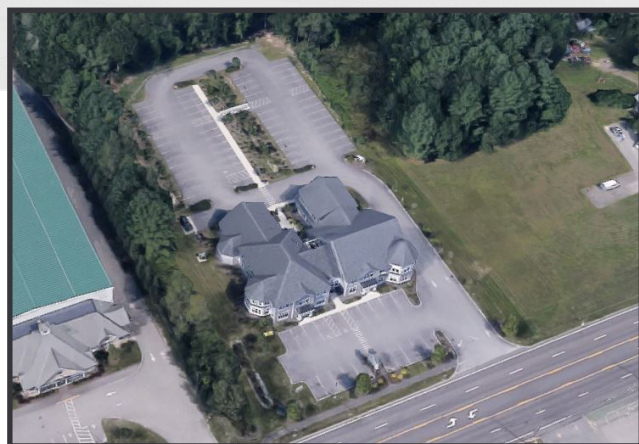


## 383 US Route One

Scarborough, Maine

### Property Highlights

- Class A office building
- Excellent location close to I-95 & I-295
- On-site Parking
- Handicapped accessible



### Property Description

We are pleased to offer a 1,709± SF, Class A office suite for lease at 383 US Route 1, Scarborough. This office building offers tenants a convenient location, excellent visibility, and ample on-site parking. The property is located less than 2 miles from I-95 and offers pylon signage on Route One. The available space offers en suite kitchenette and restroom.

#### Broker Contact

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## Property Overview

Building Size	23,264± SF
Lot Size	2.65± acres
Assessor's Reference	Map U038, Lot 13A
Zoning	B-2 Commercial
Space Available	Suite 2A - 1,709± SF
Available	April 2021
Flooring	Carpet and tile
Bathrooms	One (1)
HVAC	Natural gas-fired forced hot air and central A/C
Utilities	Public water and sewer, electric, cable, and natural gas
Parking Ratio	5:1,000± SF
Sprinklers	Full coverage wet system
Elevator	Yes
Accessibility	Handicapped accessible

**FOR LEASE : \$14.00/SF NNN**  
**Estimated NNN's: \$5.90/SF**

