

FOR LEASE

Office Space

1,413 - 9,226± SF



500 Southborough Drive, South Portland

Property Highlights

- *Class A office space*
- *Direct access to Maine Turnpike/I-95 & I-295*
- *Ample, on-site parking*

Property Description

We are pleased to offer up to 9,226± SF of Class A office space for lease at 500 Southborough Drive in South Portland, Maine. SouthBorough Office Park is one of Maine's premier office parks. All buildings provide modern brick and glass facades, first class interior finishes and beautifully maintained grounds. With recently renovated lobby entrances, landscaping and restrooms, the property offers a unique opportunity for first class space in an exceptional suburban campus environment. Located on the South Portland, Scarborough line with immediate access to 295, The Maine Turnpike Exit 44, The Maine Mall and The Jetport Area amenities include hotels, restaurants, shops, and a golf course.



Broker Contact

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500 Southborough Drive

Property Overview

Owner	400 Southborough, LLC
Building Size	45,251± SF
Stories	Three (3)
Available Space	1,413 - 9,779± SF
Lease Term	Five (5) - Ten (10) years
Construction	Concrete, brick and glass
Parking	4.0/1,000 SF
Flooring	Carpet and tile
HVAC	Gas-fired, forced hot air duct. Central AC
Amenities	Cafe, on-site facilities management
Zoning	IL

Available Space

Suite LL5: 3,220 SF	Rents: \$10.00/SF MG	Available: Vacant
Suite 101: 1,413 SF	Rents: \$15.00/SF NNN	Available: Vacant
Suite 106: 4,577 SF	Rents: \$15.00/SF NNN	Available: Vacant
Suite 107: 4,649 SF	Rents: \$15.00/SF NNN	Available: Vacant
Suites 106 & 107: 9,226 SF	Rents: \$15.00/SF NNN	Available: Vacant
Suite 201: 8,277 SF	Rents: \$15.00/SF NNN	Available: Vacant

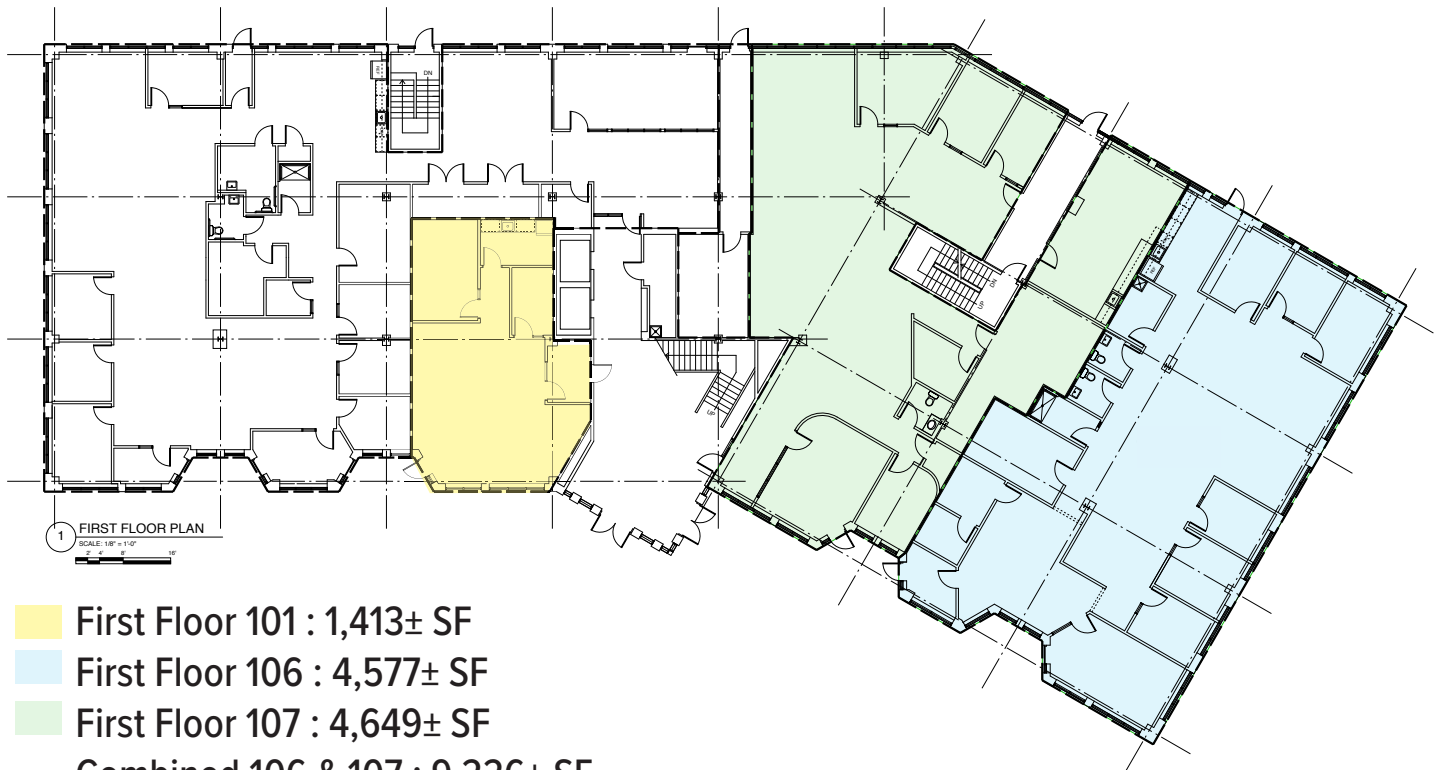
FOR LEASE : \$10.00 MG - \$15.00/SF NNN - Est. NNN : \$8.89/SF
(includes HVAC - tenant pays electrical and janitorial)





1 BASEMENT LEVEL PLAN
SCALE: 1/8" = 1'-0"

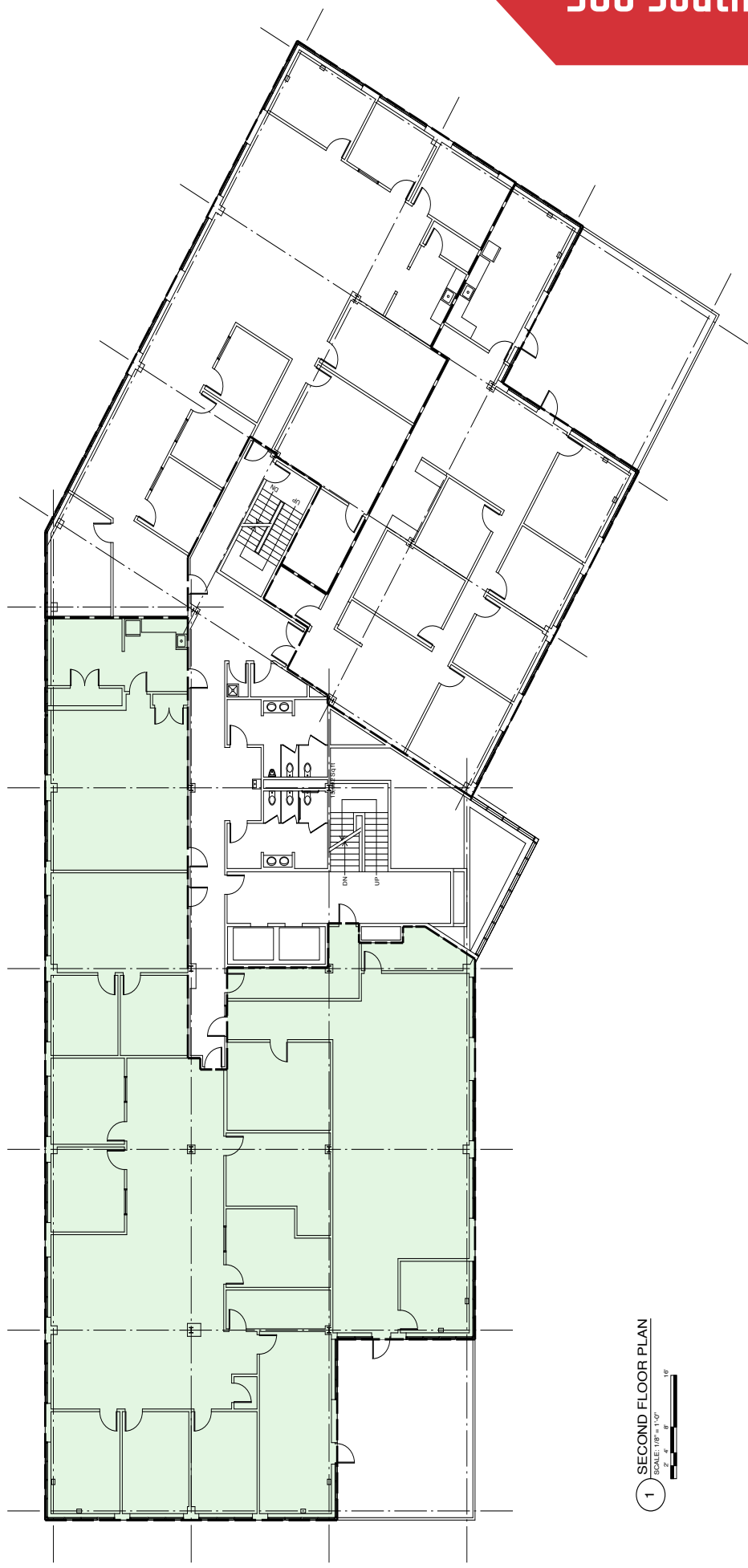
Lower Level - 3,220± SF



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

- First Floor 101 : 1,413± SF
- First Floor 106 : 4,577± SF
- First Floor 107 : 4,649± SF
- Combined 106 & 107 : 9,226± SF

NOTE:
PLAN IS BASED ON PAST FIELD MEASUREMENT
OF EXISTING CONDITIONS AND COMPILED OF
TENANT FIT-UP PLANS, AND MAY NOT REFLECT
CURRENT CONDITIONS. VERIFY EXISTING
CONDITIONS AND MEASUREMENTS PRIOR TO
CONSTRUCTION.



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
2' 4' 8' 16'

SECOND FLOOR - 8,277± 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.