

# FOR LEASE

## Office Space

881 - 9,485± 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 9,485± 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	881 - 9,485± 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

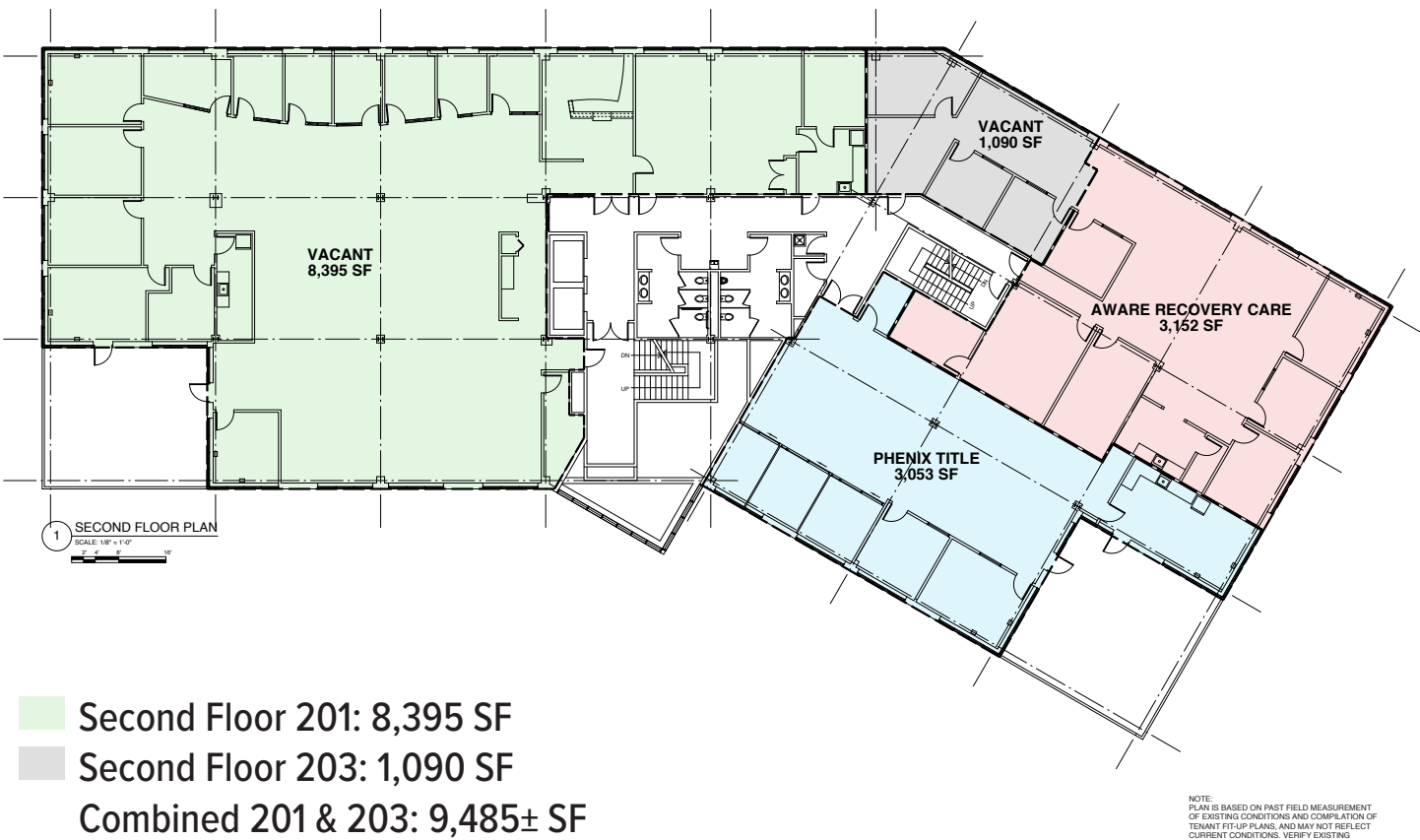
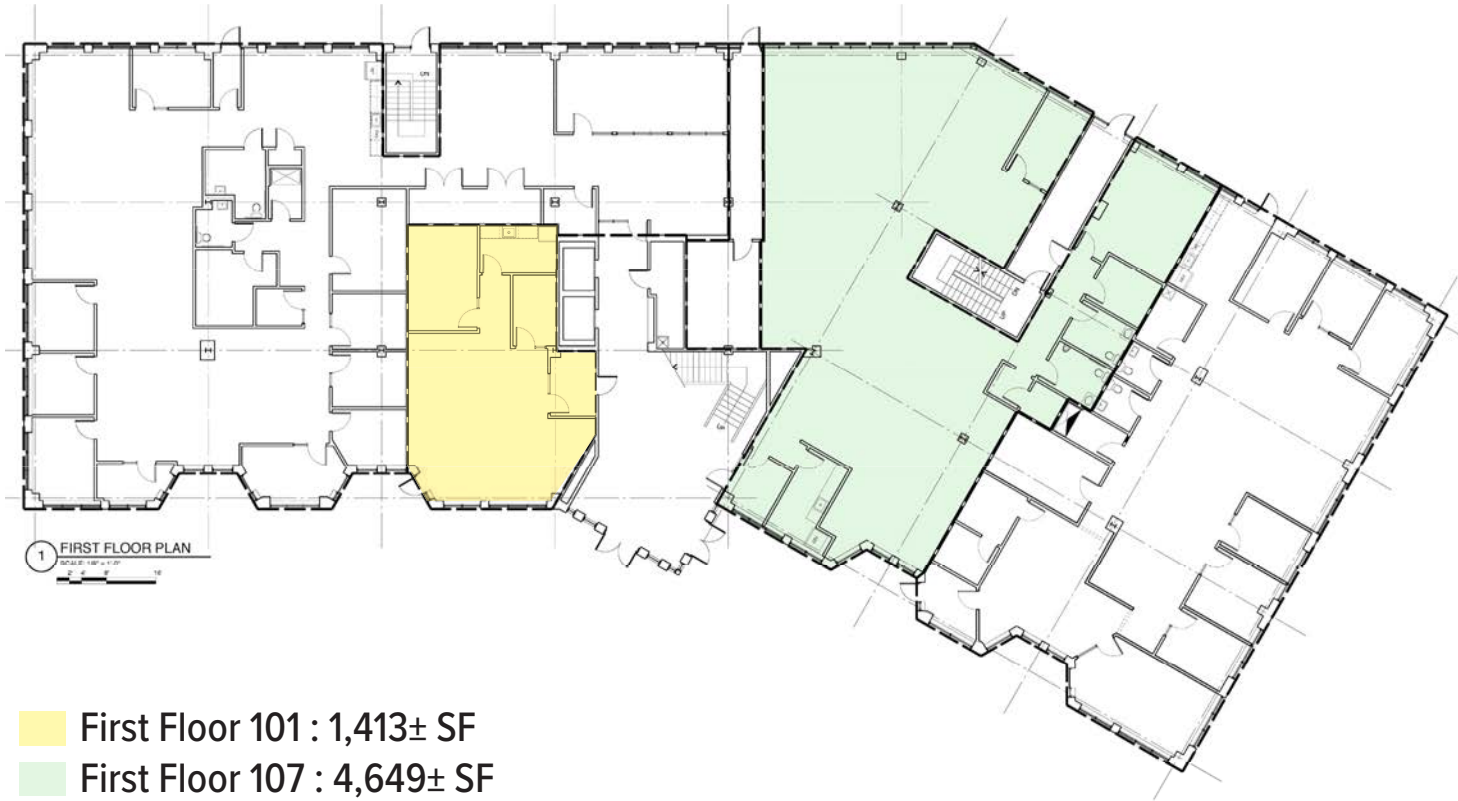
## Available Space

Suite 101: 1,413 SF	Rents: \$15.00/SF NNN	Available: Vacant
Suite 107: 4,649 SF	Rents: \$15.00/SF NNN	Available: Vacant
Suite 201: 8,395 SF	Rents: \$15.00/SF NNN	Available: Vacant
Suite 203: 1,090 SF	Rents: \$15.00/SF NNN	Available: 01/01/2024
Suite 201 & 203: 9,485 SF	Rents: \$15.00/SF NNN	Available: 01/01/2024
Suite 301: 881 SF	Rents: \$15.00/SF NNN	Available: Vacant

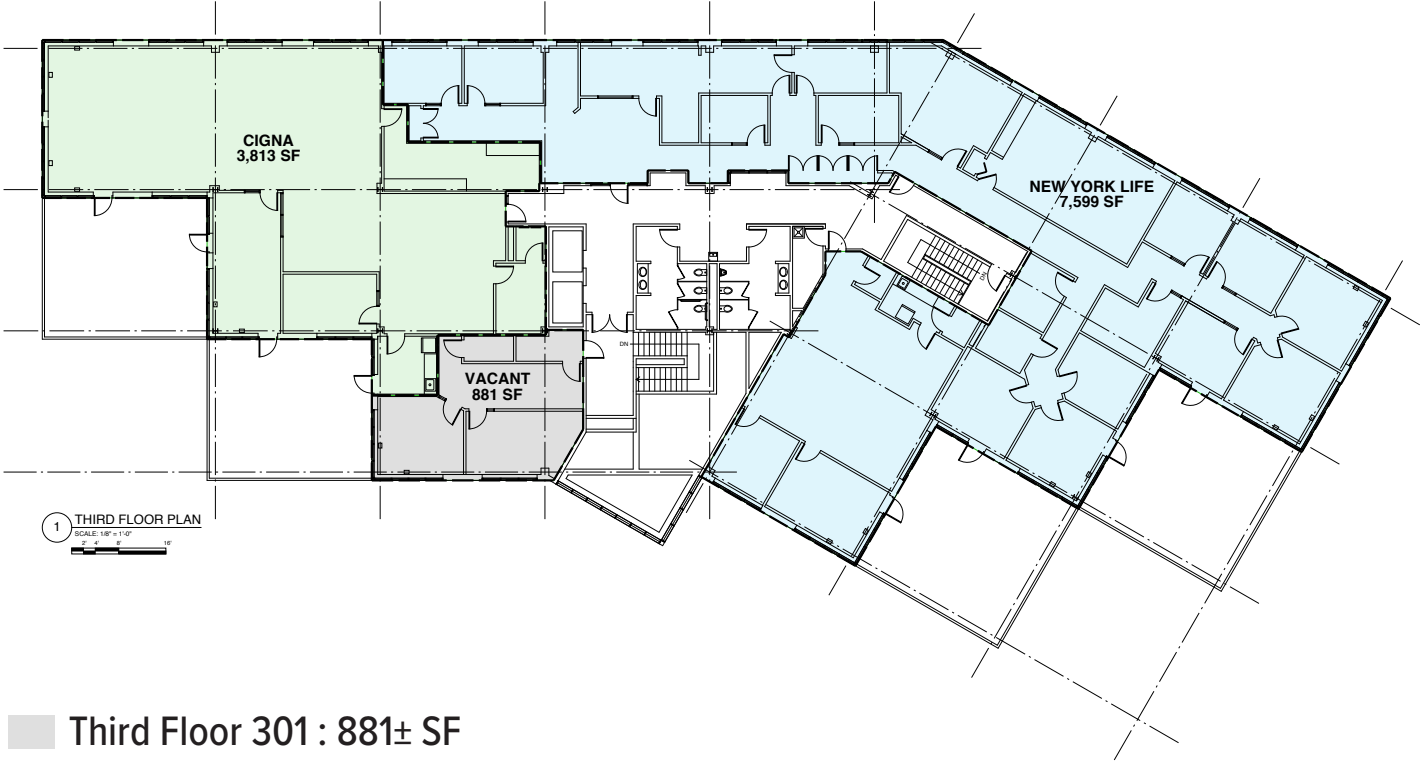
**FOR LEASE : \$15.00/SF NNN - Est. NNN : \$8.89/SF**  
(includes HVAC - tenant pays electrical and janitorial)















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.