

1,228±, 1,407± & 3,000± SF

# 51 US Route One, Scarborough

#### **Property Highlights**

- Class A finished throughout building
- Abundant on-site parking
- Ideal Scarborough location



## **Property Description**

We are pleased to offer multiple Class A office spaces for lease in the multi-tenanted Nonesuch River Plaza located at 51 US Route One in Scarborough, Maine. The Plaza is ideally located with easy access to the Maine Turnpike/I-95, I-295, and the Portland International Jetport. Nonesuch River Plaza is situated across US Route One from Maine Medical Center's Scarborough campus.



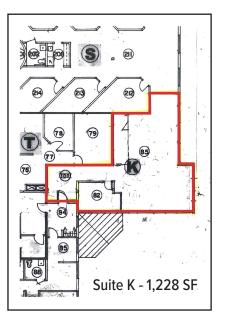
Broker Contact Chris Craig chriscraig@dunhamgroup.com www.dunhamgroup.com

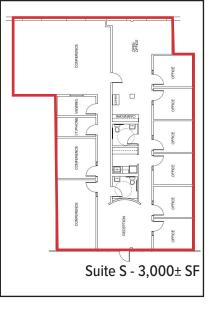
## 51 US Route One

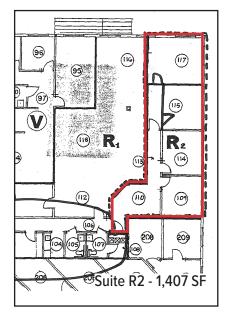
#### **Property Overview**

Owner	Nonesuch River Plaza, LLC				
Assessor's Reference	Map R77, Lot 5				
Building Size	52,000± SF				
Lot Size	7.45± SF				
Available Space	Suite K :	1,228± SF	Suite S:	3,000± SF	
	Suite R-2 :	1,407± SF			
	Suite A :	3,000± SF			
Year Built	Completely renovated 2003				
Utilities	Municipal water and sewer				
HVAC	Gas with electric A/C				
Flooring	Mixture of carpet and tile				
Ceiling Height	10' - 12'±				
Lighting	Parabolic fixtures				
Bathrooms	Three (3)				
Sprinkler System	Yes				
Elevator	Yes - elevator to second floor units				
Accessibility	Handicap accessible with ADA access				
Signage	Available on building and pylon sign				
Parking	Ample, paved, on-site parking				
Zoning	Business Office Research (BOR)				

#### FOR LEASE : \$13.50/SF NNN - Estimated NNNs : \$5.40/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.