

# FOR LEASE

## Office Suites

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

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## 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**

