

FOR LEASE
Office Suites



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

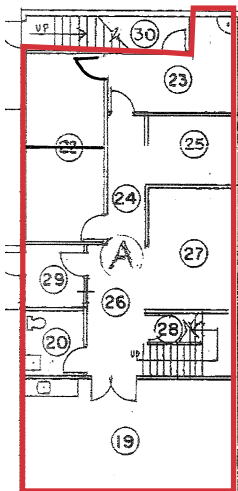
www.dunhamgroup.com

Property Overview

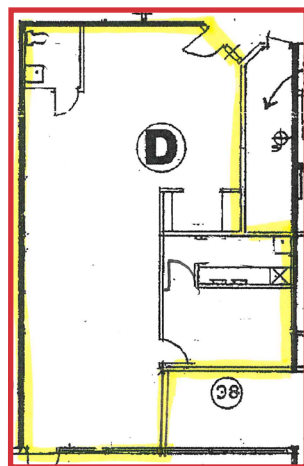
Owner	Nonesuch River Plaza, LLC		
Assessor's Reference	Map R77, Lot 5		
Building Size	52,000± SF		
Lot Size	7.45± SF		
Available Space	Suite A :	3,000± SF	Suite O : 2,435± SF
	Suite D :	1,049± SF	Suite Q2 : 1,228± SF
Year Built	Completely renovated 2003		
Utilities	Municipal water and sewer		
HVAC	Gas 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

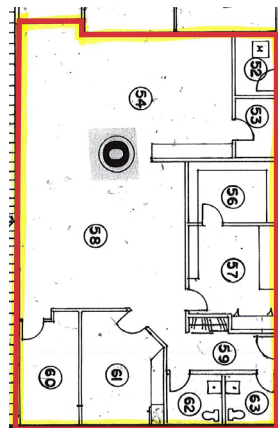
Suite A - 3,000± SF



Suite D - 1,049± SF



Suite O - 2,435± SF



Suite Q2 - 1,228± SF

