

FOR LEASE

Office Suites

1,049 - 6,240± 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 available suites range in size from 1,049 - 6,240± SF. Suite I is a medical space consisting of four exam rooms with sinks. The Plaza is ideally located with easy access to the Maine Turnpike, 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
Broker

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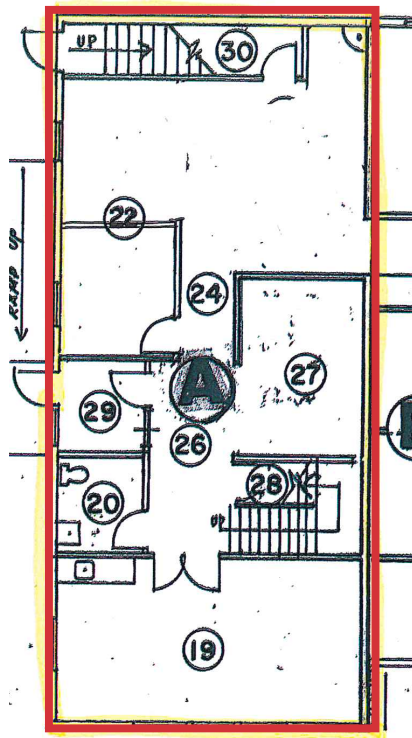


Property Overview

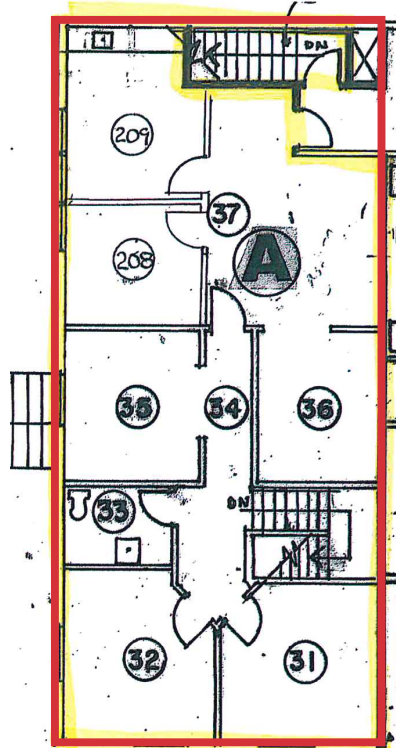
Owner	Nonesuch River Plaza, LLC
Assessor's Reference	Map R77, Lot 5
Building Size	52,000± SF
Lot Size	7.45± acres
Available Space	Suite A : 3,000± SF (can be combined with B for 6,240± SF) Suite B : 3,240± SF (can be combined with A for 6,240± SF) Suite D : 1,049± SF Suite I : 3,321± SF Suite O : 2,435± 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 - Suite I : \$16.50/SF NNN
Estimated NNNs : \$6.33/SF

Suite A - 3,000± SF

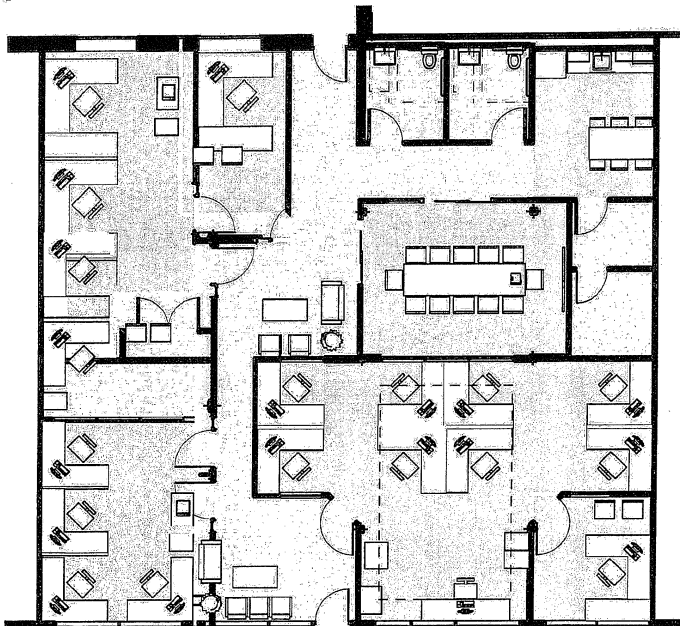


First Floor

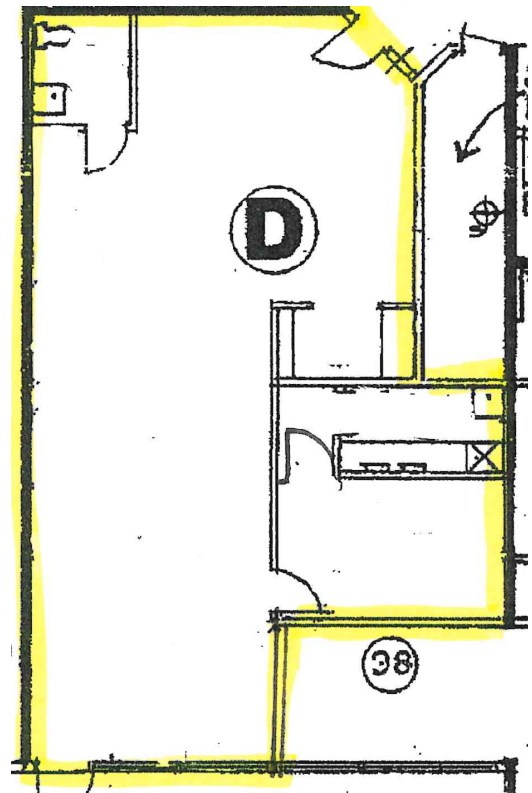


Second Floor

Suite B - 3,240± SF



Suite D - 1,049± SF



Suite I - 3,321± SF

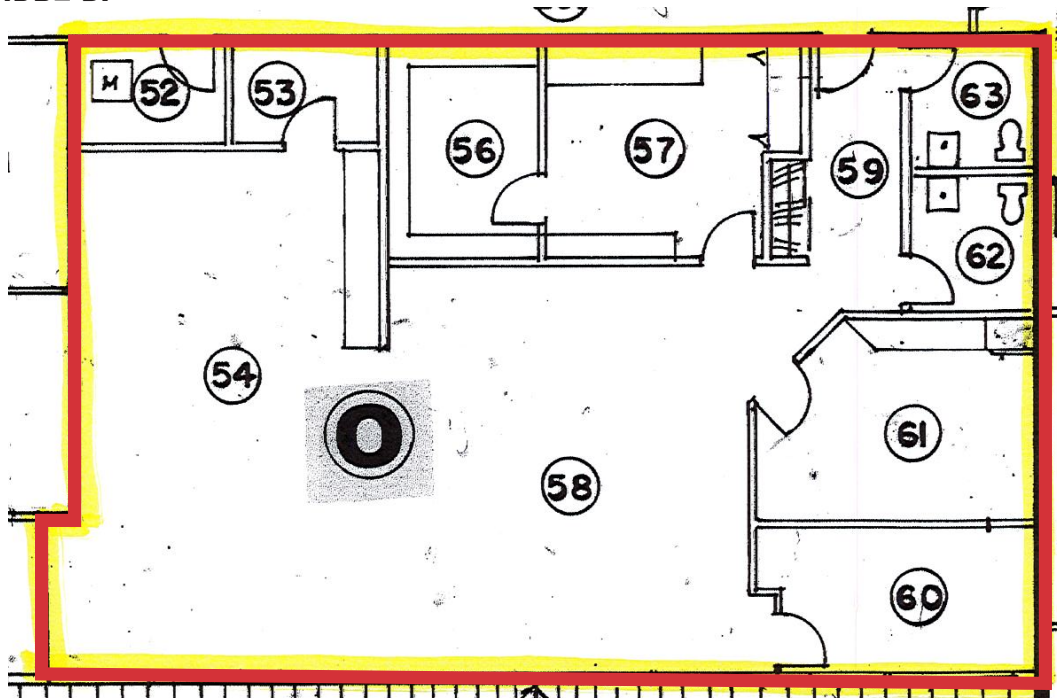
SCALE: 1/8" = 1'-0"



FLOORING PLAN

SCALE: 1/8" = 1'-0"

Suite 0 - 2,435± 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.