

For Lease  
Office Building  
1,228 - 2,435± SF



## Nonesuch River Plaza

51 US Route One  
Scarborough, ME 04074

### Property Highlights

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

### Property Description

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



### Broker Contact

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## Property Overview

Owner/ Landlord	Nonesuch River Plaza, LLC
Assessor's Reference	Map R77, lot 5
Building Size	52,000± SF
Site Size	7.45± acres
Available Space	Suite K - 1,228± SF Suite O - 2,435± SF
Building Age	Completely renovated in 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
Zoning	Business Office Research (BOR)

**FOR LEASE : \$13.50/SF NNN**  
**Estimated NNN's: \$4.50/SF**

