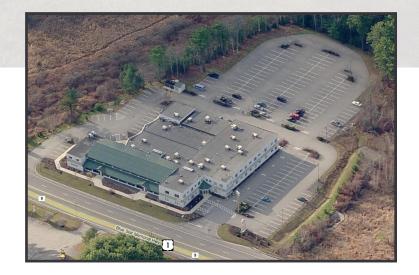


Nonesuch River Plaza

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 multiple 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

Chris Craig 207.773.7100 chriscraig@dunhamgroup.com



10 Dana Street, Suite 400 Portland, ME 04101 207.773.7100 dunhamgroup.com

Property Overview

Assessor's Reference Map R77, lot 5 Building Size 52,000± SF Site Size 7.45± acres Available Space Suite C - 2,808± SFC Suite M - 3,080± SF Suite M - 3,080± 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	Owner/ Landlord	Nonesuch River Plaza, LLC
Site Size 7.45± acres Available Space Suite C - 2,808± SFC Suite M - 3,080± 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	Assessor's Reference	Map R77, lot 5
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Suite K - 1,228± SF Suite M - 3,080± 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	Site Size	7.45± acres
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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	Building Age	Completely renovated in 2003
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	Utilities	Municipal water and sewer
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	HVAC	Gas with electric A/C
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	Flooring	Mixture of carpet and tile
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	Ceiling Height	10'-12'
Sprinkler System Yes Elevator Yes, elevator to second floor units Accessibility Handicap accessible with ADA access Signage Available on building and pylon sign	Lighting	Parabolic fixtures
Elevator Yes, elevator to second floor units Accessibility Handicap accessible with ADA access Signage Available on building and pylon sign	Bathrooms	Three (3)
Accessibility Handicap accessible with ADA access Signage Available on building and pylon sign	Sprinkler System	Yes
Signage Available on building and pylon sign	Elevator	Yes, elevator to second floor units
	Accessibility	Handicap accessible with ADA access
Parking Ample paved on-site	Signage	Available on building and pylon sign
	Parking	Ample paved on-site
Zoning Business Office Research (BOR)	Zoning	Business Office Research (BOR)

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

51 US Route One

