

# For Sublease Office Space

10,000 - 22,767± SF | \$20.00/SF Gross



## 600 Sable Oaks Drive Scarborough, Maine

### Property Highlights

- Class A office building
- Ample, on-site parking
- Subdividable down to 10,000± SF
- Campus like setting

### Property Description

We are pleased to offer for sublease 22,767± SF of office space located on the second floor of 600 Sable Oaks Drive in South Portland. The space can be subdivided down to 10,000± SF and offers a flexible, primarily open floor plan. The suite offers a kitchenette and wrap around windows that provide an abundance of natural light.



### Broker Contact

Tom Moulton, CCIM, SIOR

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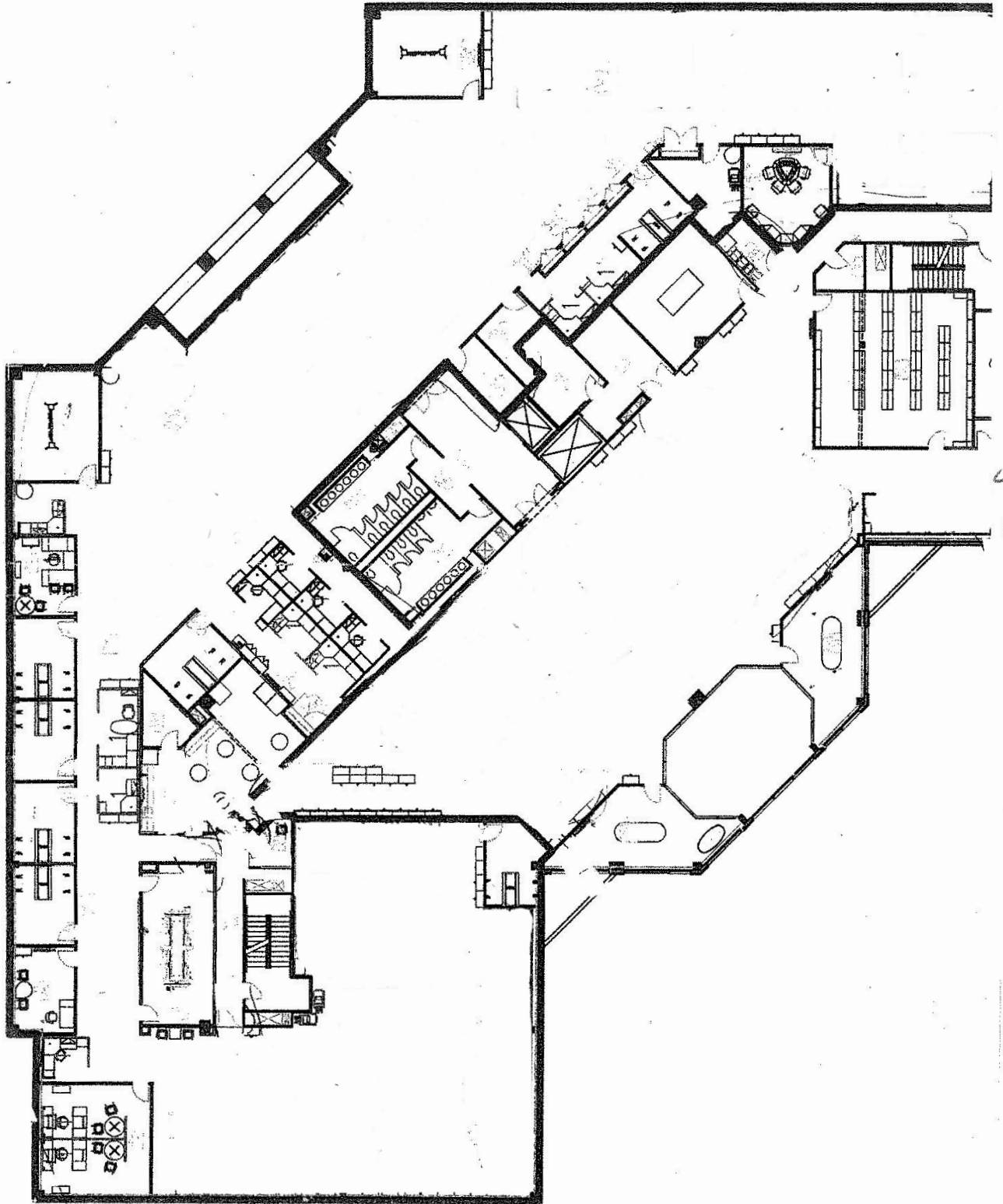
katie@dunhamgroup.com

## Property Overview

Owner	Atlantic Regional Federal Credit Union
SubLandlord	Reliance Standard Insurance Co.
Building Size	95,457± SF
Lot Size	5.25± acres
Assessor's Reference	Map 69, Lot 13
Available Space	10,000 - 22,767± SF
Zoning	Professional Office (PO)
Year Built	1992
Facade	Brick and glass
Ceiling	2' x 2' acoustical ceiling tiles
Flooring	Carpet tiles over a concrete subfloor
Heating Fuel	Gas
HVAC	Natural gas fired central HVAC - FHA distributed
Sprinkler	Full, wet system
Central Fire Alarm	Yes
Parking	Ample, on-site parking at no additional cost to Tenant
Signage	Available on the Property's pylon sign
Utilities	Included in the base rent
Windows	Wrap around windows offer an abundance of natural light
Accessibility	Located close to the Maine Mall, PWM International Jetport, Maine Turnpike/I-95, and a myriad of shops and restaurants
Miscellaneous	Professionally managed property - The property is well landscaped and offers numerous outside areas to relax and/or have meetings
Layout	- Large boardroom, kitchenette/breakroom, perimeter offices, and open work areas - 2-3 medium sized conference rooms

**FOR LEASE : \$20.00/SF Gross**

Second Floor  
10,000 - 22,767± SF Available



# 600 Sable Oaks Drive

