

FOR SUBLEASE

Office Space

3,000 - 32,911± SF | \$14.50/SF NNN



600 Sable Oaks Drive, South Portland

Property Highlights

- *Class A office building*
- *Ample, on-site parking*
- *Campus like setting*
- *Subdividable down to 3,000± SF*
- *Multiple suite sizes available.*



Property Description

We are pleased to offer 3,000 - 32,911± SF of office space on the second floor of 600 Sable Oaks Drive in South Portland. The floor offers multiple suite sizes and ample on-site parking. The landlord is open to a built-to-suit based on a tenant's requirements.

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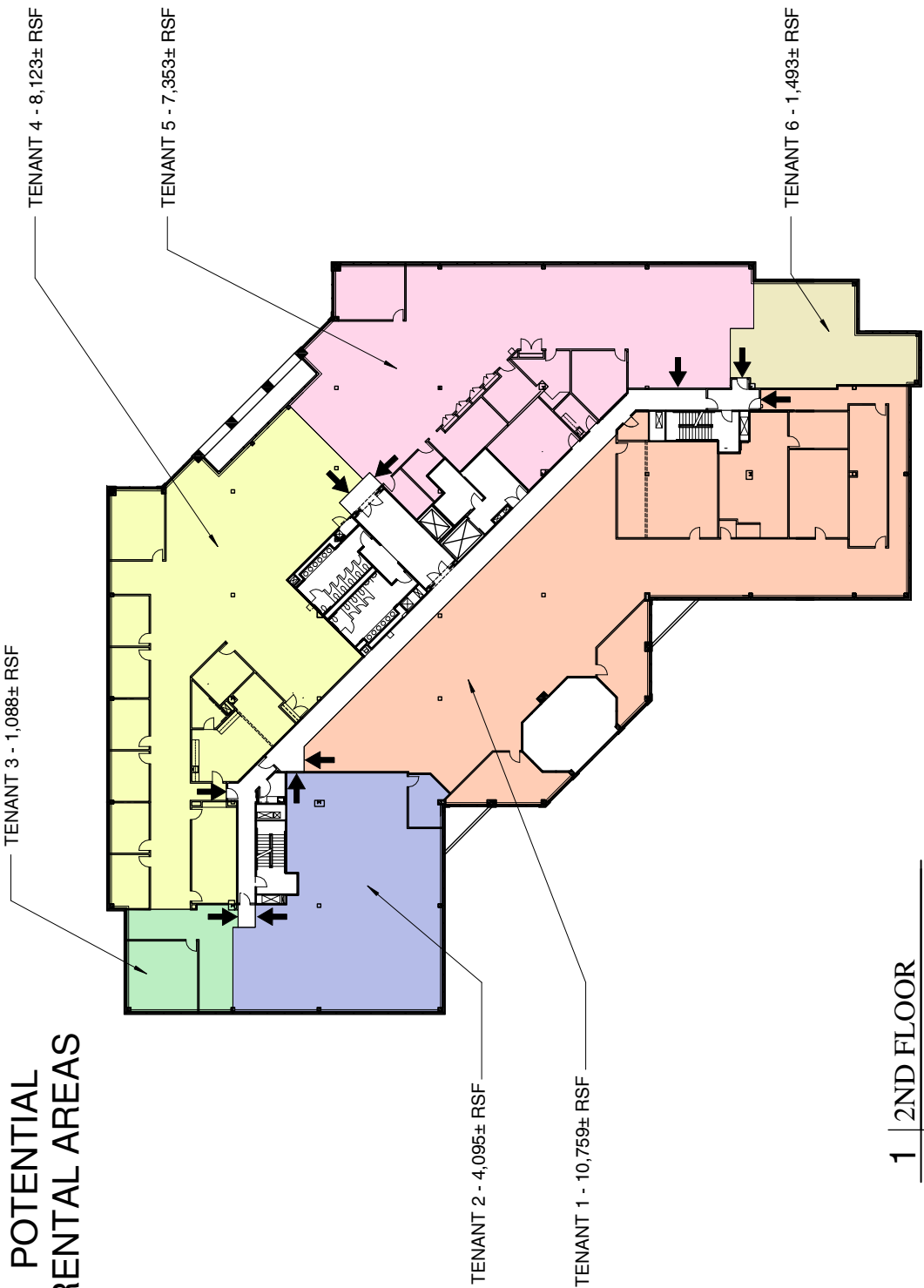
207.773.7100 | www.dunhamgroup.com



Property Overview

Owner	Atlantic Regional Federal Credit Union
Building Size	95,457± SF
Lot Size	5.25± acres
Assessor's Reference	Map 69, Lot 13
Available Space	3,000 - 32,911± 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, restaurants, and hotels.
Miscellaneous	Professionally managed property. The property is well landscaped and offers numerous outside areas to relax and/or have meetings.

FOR SUBLEASE : \$14.50/SF NNN
NNNs : \$9.50/SF - includes operating expenses & suite utilities

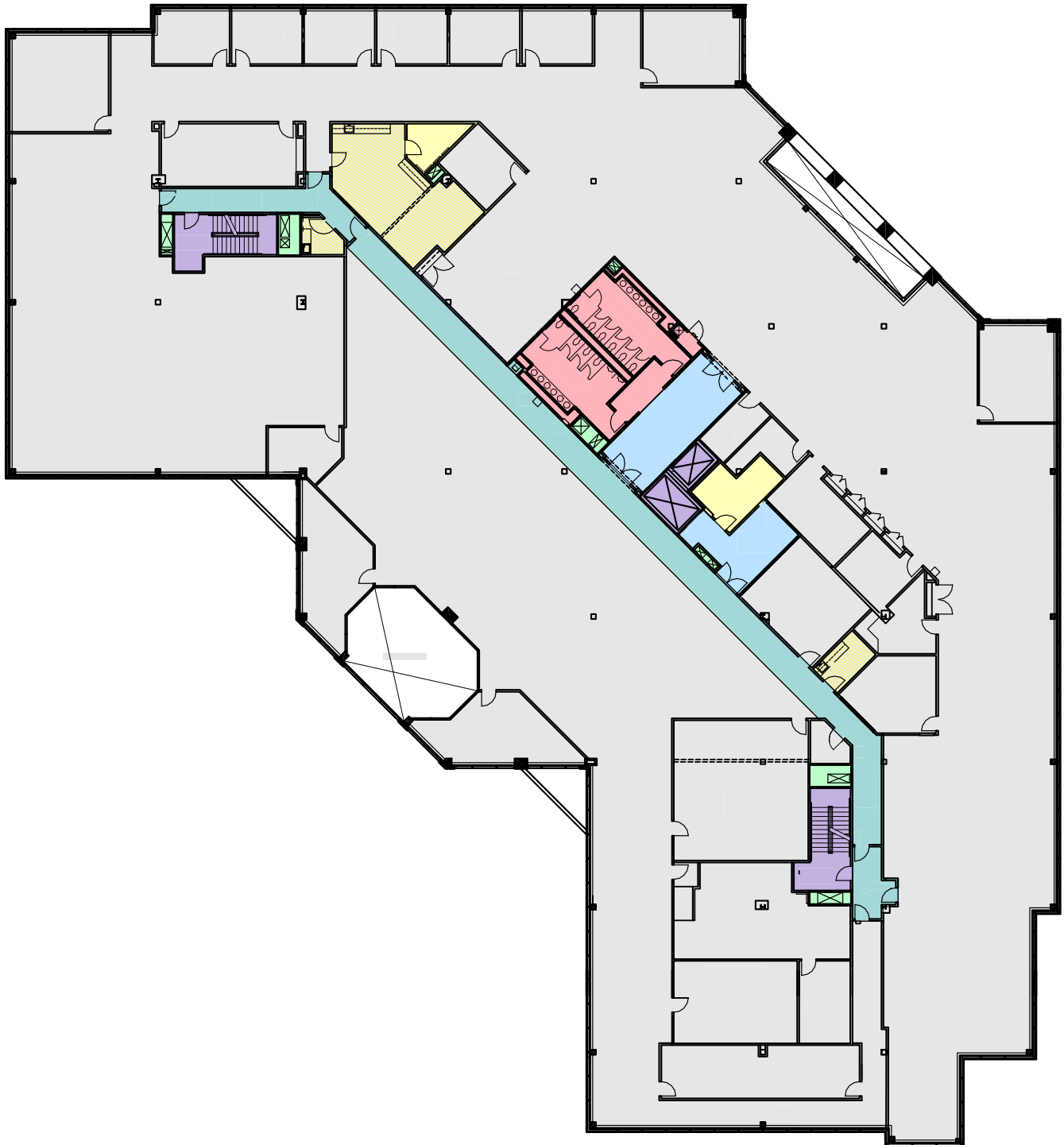


1 | 2ND FLOOR
1" = 30'-0"

600 SABLE OAKS
South Portland, ME

ARCHETYPE ARCHITECTURE
48 Union Wharf Portland, Maine

Second Floor
32,911± SF Available



600 Sable Oaks Drive



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.