

FOR LEASE

Office Space

2,563 - 12,073± SF



600 Southborough Drive, South Portland

Property Highlights

- *Class A office space*
- *Direct access to Maine Turnpike/I-95 & I-295*
- *Ample, on-site parking*

Property Description

We are pleased to offer up to 12,073± SF of Class A office space for lease at 600 Southborough Drive in South Portland, Maine. SouthBorough Office Park is one of Maine's premier office parks. All buildings provide modern brick and glass facades, first class interior finishes and beautifully maintained grounds. With recently renovated lobby entrances, landscaping and restrooms, the property offers a unique opportunity for first class space in an exceptional suburban campus environment. Located on the South Portland, Scarborough line with immediate access to 295, The Maine Turnpike Exit 44, The Maine Mall and The Jetport Area amenities include hotels, restaurants, shops, and a golf course.



Broker Contact

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600 Southborough Drive

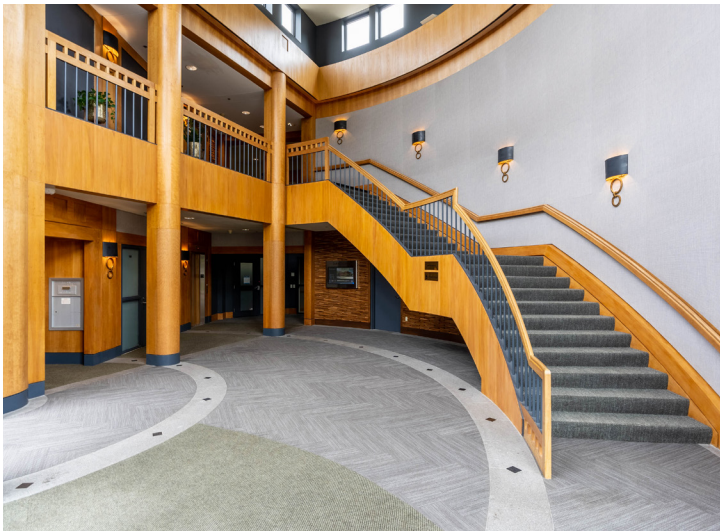
Property Overview

Owner	400 Southborough, LLC
Building Size	32,803± SF
Stories	Two (2)
Available Space	2,640 - 12,073± SF
Lease Term	Five (5) - Ten (10) years
Construction	Concrete, brick and glass
Parking	4.0/1,000 SF
Flooring	Carpet and tile
HVAC	Gas-fired, forced hot air duct. Central AC
Amenities	Cafe, on-site facilities management
Zoning	IL

Available Space

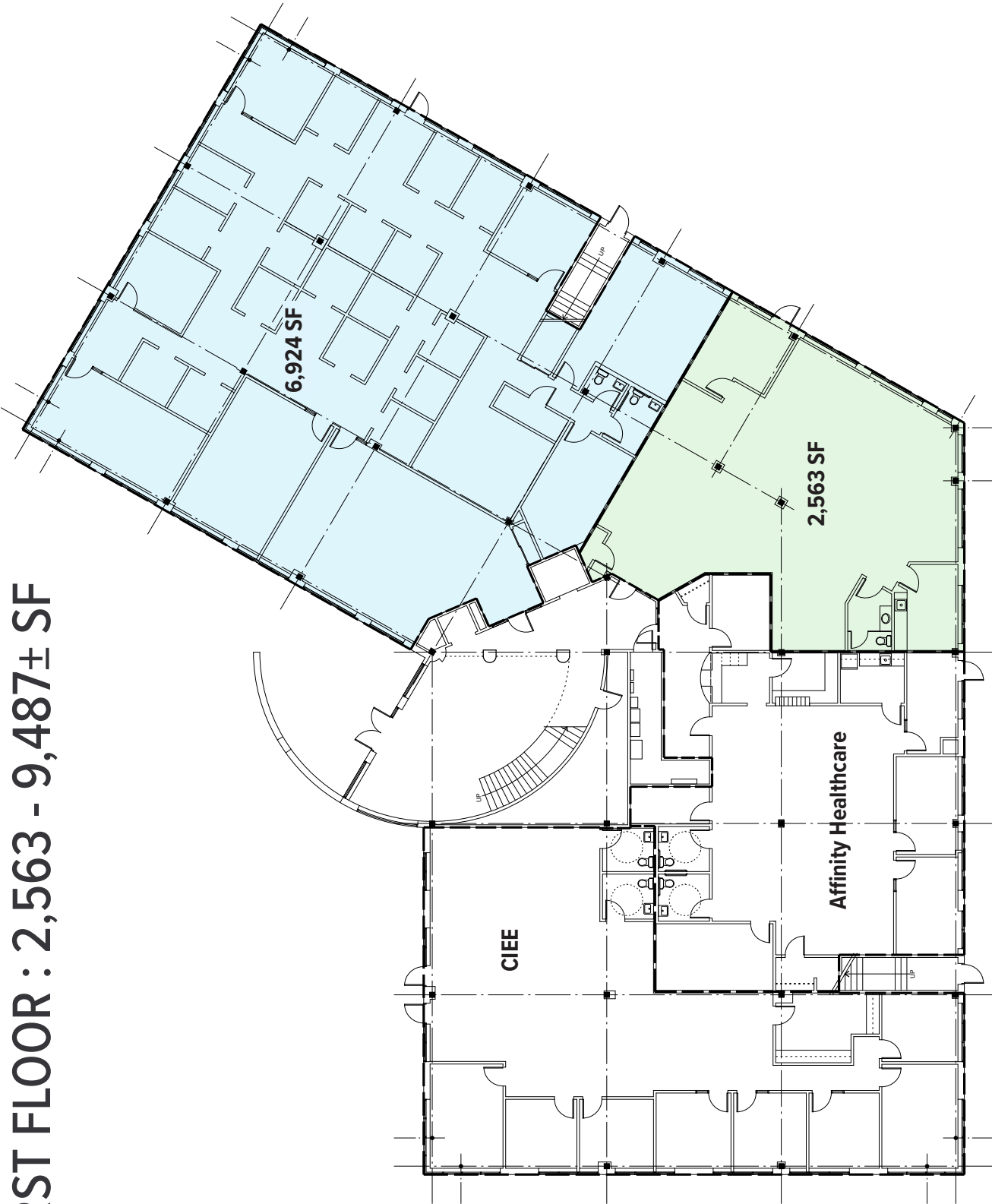
Suite 101: 6,924 SF	Rents: \$15.00/SF NNN	Available: Vacant
Suite 102: 2,563 SF	Rents: \$15.00/SF NNN	Available : Fall 2023
Combined: 9,487 SF	Rents: \$15.00/SF NNN	
Suite 200: 6,249 SF	Rents: \$15.00/SF NNN	Available: Fall 2023
Suite 202: 3,114 SF	Rents: \$15.00/SF NNN	Available: Vacant
Suite 203: 2,710 SF	Rents: \$15.00/SF NNN	Available: Fall 2023
Combined: 12,073 SF	Rents: \$15.00/SF NNN	

FOR LEASE : \$15.00/SF NNN - Est. NNN : \$8.67/SF
(includes HVAC - tenant pays electrical and janitorial)



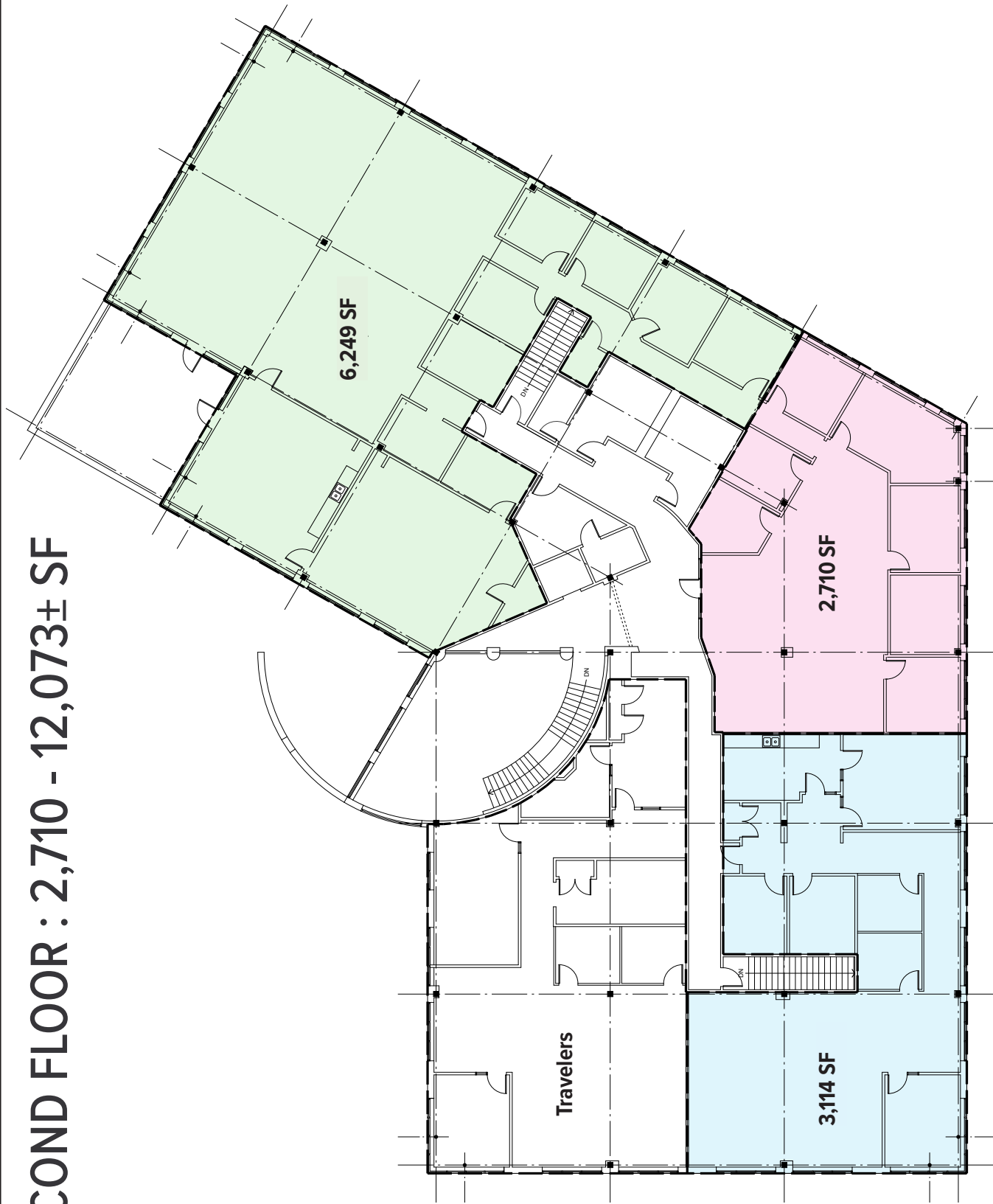
NOTE:
THIS PLAN IS BASED ON PAST FIELD
SURVEYS AND RECORDS OF
EXISTING CONDITIONS AND
TENANT FIT-UP PLANS, AND NOT
CURRENT CONDITIONS. VERIFY
DIMENSIONS AND CONDITIONS
ON-SITE BEFORE BEGINNING ANY WORK
ON THE BUILDING.

FIRST FLOOR : 2,563 - 9,487± SF



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
2' 4' 8' 16'

SECOND FLOOR : 2,710 - 12,073± SF



NOTE:
PLAN IS BASED ON
EXISTING CONDITIONS
AND CURRENT CONDI-
TIONS. DIMENSIONS AND C-
OUNTS ARE FOR INFORMATION
BEFORE BEGINNING

1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
2' 4' 8' 16'



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.