

# FOR LEASE

## Office Space

2,563 - 12,748± 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 12,748± 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

Jim Harnden | [jim@dunhamgroup.com](mailto:jim@dunhamgroup.com)

Sam LeGeyt | [sam@dunhamgroup.com](mailto:sam@dunhamgroup.com)

207.773.7100 | [www.dunhamgroup.com](http://www.dunhamgroup.com)



## Property Overview

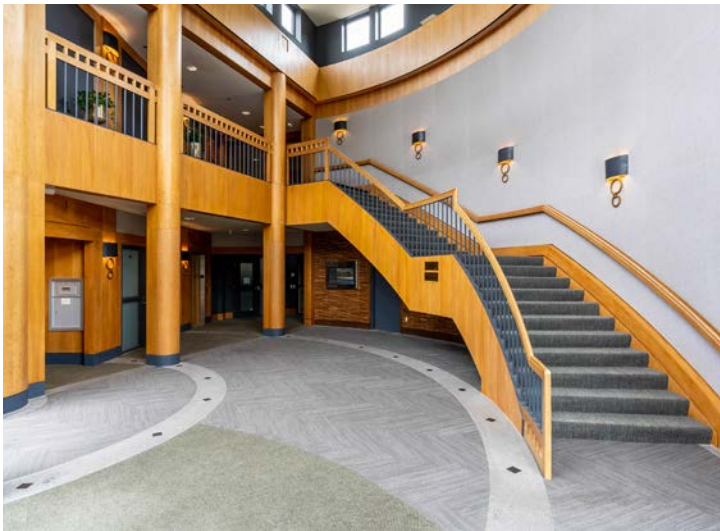
Owner	400 Southborough, LLC
Building Size	32,803± SF
Stories	Two (2)
Available Space	2,640 - 12,073± SF
Lease Term	Five (5) - Ten (10) years
Construction	Concrete, brick and glass
Parking	4.0/1,000 SF
Flooring	Carpet and tile
HVAC	Gas-fired, forced hot air duct. Central AC
Amenities	Cafe, on-site facilities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

## Available Space

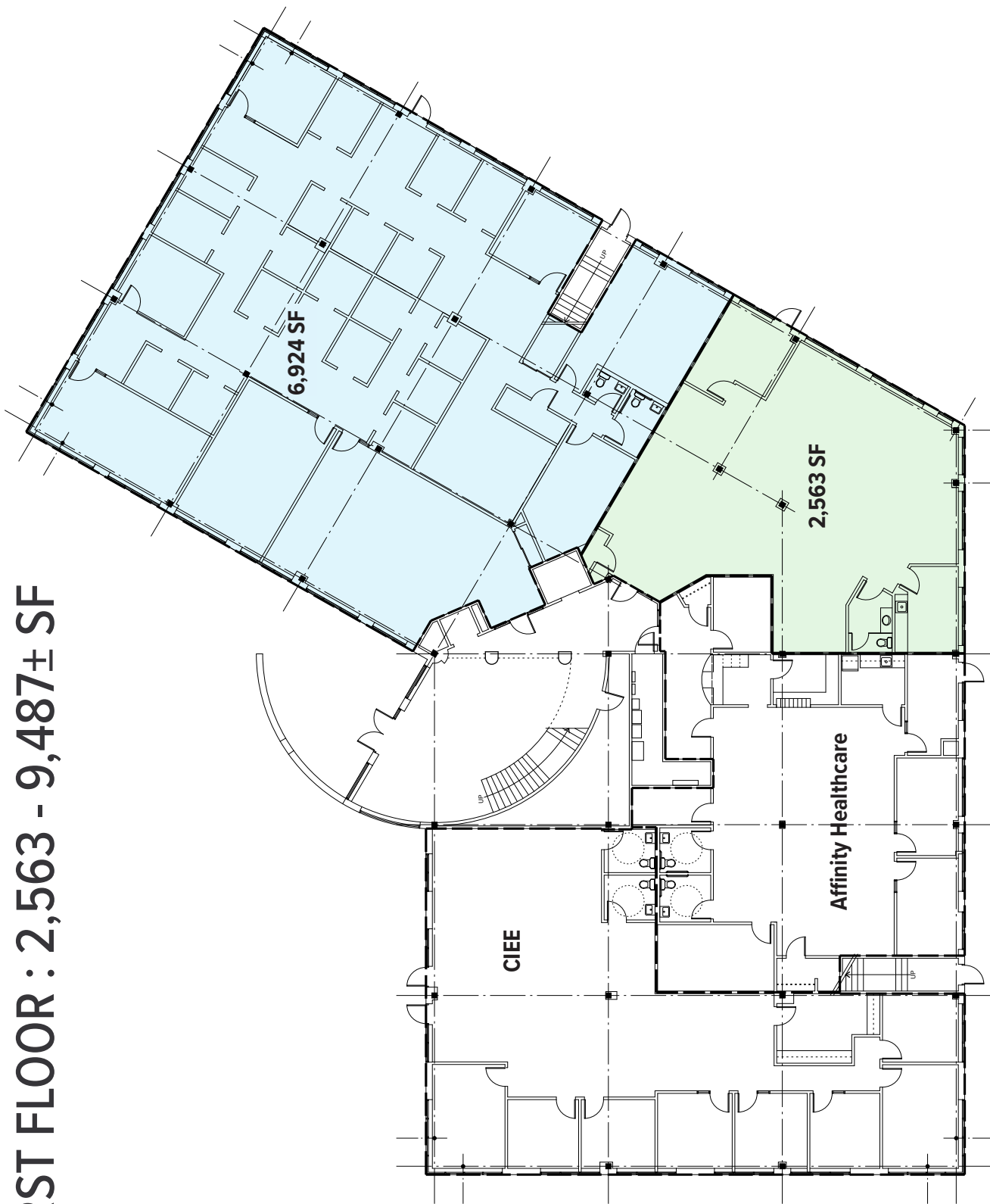
Suite 101: 6,924 SF	Rents: \$15.00/SF NNN	Available: Vacant
Suite 102: 2,563 SF	Rents: \$15.00/SF NNN	Available : Fall 2023
Combined: 9,487 SF	Rents: \$15.00/SF NNN	
Suite 200: 6,924 SF	Rents: \$15.00/SF NNN	Available: Fall 2023
Suite 202: 3,114 SF	Rents: \$15.00/SF NNN	Available: Vacant
Suite 203: 2,710 SF	Rents: \$15.00/SF NNN	Available: Fall 2023
Combined: 12,748 SF	Rents: \$15.00/SF NNN	

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





# FIRST FLOOR : 2,563 - 9,487± SF



1 FIRST FLOOR PLAN

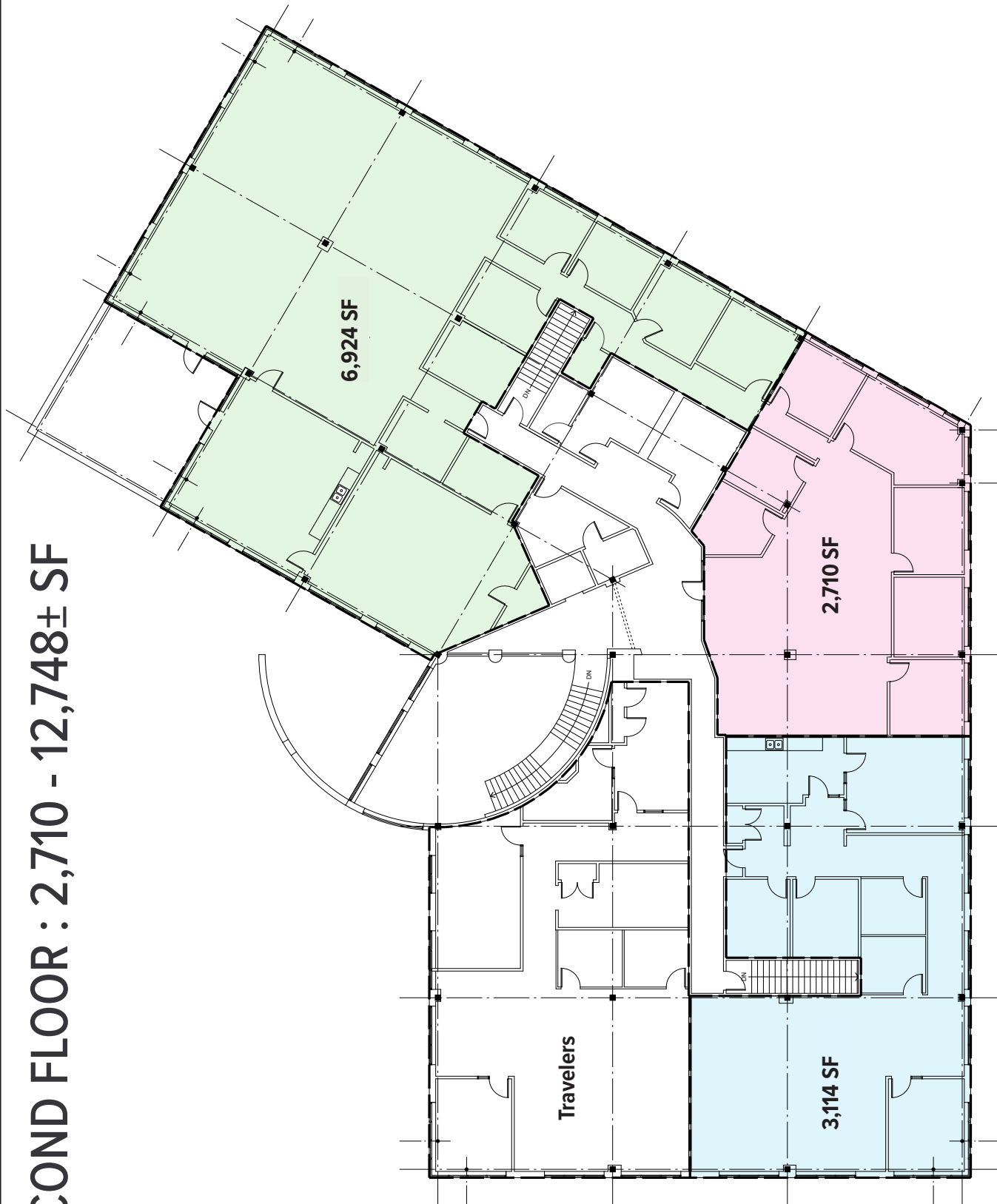
SCALE: 1/8" = 1'-0"

2' 4' 8' 16'

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.

600 Southborough Drive

SECOND FLOOR : 2,710 - 12,748± SF



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

NOTE:  
PLAN IS BASED ON  
EXISTING CONDITIONS  
AND DOES NOT  
GUARANTEE THE  
CURRENT CONDITION  
DIMENSIONS AND C  
BEFORE BEGINNING





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.