

# FOR LEASE

## Office Building

5,566± SF | \$14.00/SF NNN



## 71 US Route One, Scarborough

### Property Highlights

- *Class A finishes*
- *Abundant, on-site parking*
- *Central location*

### Property Description

We are pleased to offer a Class A office and medical suite at 71 US Route One in Scarborough. The property is located directly across from the Maine Medical Center's Scarborough campus making the building both convenient and highly visible from Route One and I-295.







## Property Overview

Building Size	61,000± SF
Space Available	Suite G - 5,566± SF
Building Construction	Brick, Efis and metal
Utilities	Natural gas, town water and sewer
Parking	6 spaces per 1,000± SF
ADA Accessible	Yes
Other Tenants	Coastal Women's Healthcare, Pine Tree Society, Pediatric Cardiology, Pathways, Smith and Wilkinson, and Optima Dermatology Partners

**FOR LEASE : \$14.00/SF NNN - Estimated NNN's : \$4.00/SF**

