

FOR LEASE

Office Building

976±, 5,361± & 5,566± SF | \$14.00/SF



71 US Route One, Scarborough

Property Highlights

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

Property Description

We are pleased to offer Class A office and medical suites 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.



Broker Contact

Chris Craig

chriscraig@dunhamgroup.com

www.dunhamgroup.com



Property Overview

Building Size	61,000± SF	
Space Available	Suite D - 5,361± SF	Suite K - 976± SF
	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

