

# FOR LEASE

## Office Building

5,174± 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 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

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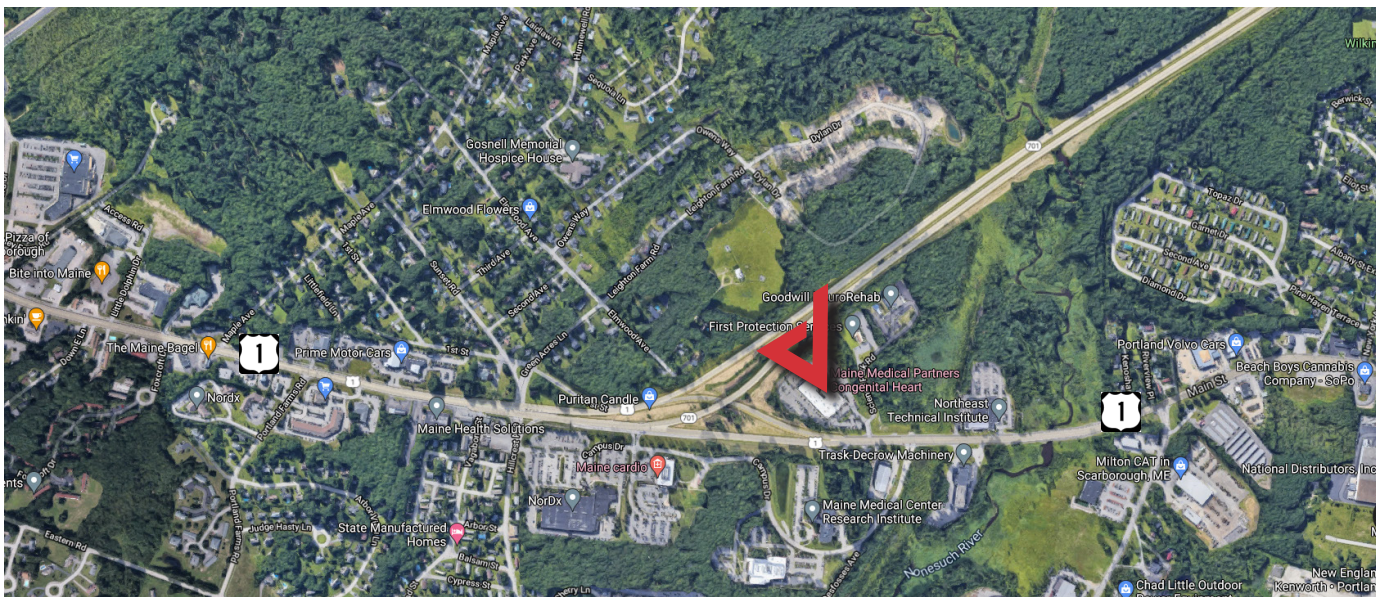




## Property Overview

Building Size	61,000± SF
Space Available	Suite A - 5,174± SF
Building Construction	Brick, Efs and metal
Utilities	Natural gas, town water and sewer
Parking	5 spaces per 1,000± SF
ADA Accessible	Yes
Other Tenants	Coastal Women's Healthcare, Pine Tree Society, Pediatric Cardiology, Crossroads, Maine Health, and Optima Dermatology Partners

**FOR LEASE : \$14.00/SF NNN - Estimated NNN's : \$5.65/SF**



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.