

For Lease Office Building

6,438 & 5,566± SF



The Elevation Center

71 US Route One
Scarborough, ME 04074

Property Highlights

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



Property Description

We are pleased to offer two 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
207.773.7100
chriscraig@dunhamgroup.com

71 US Route One

Property Overview

Building Size	61,000± SF
Space Available	Suite J - 6,438± SF Suite G - 5,566± SF
Building Construction	Brick, Efis and metal
Utilities	Natural gas, town water & sewer
Parking	6 spaces per 1,000 SF
ADA Accessible	Yes
Other Tenants	Coastal Women's Healthcase, Pine Tree Society, Pediatric Cardiology, Pathways, and Smith and Wilkonson

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

