

For Lease  
Office/Flex Space  
2,060 - 30,000± SF

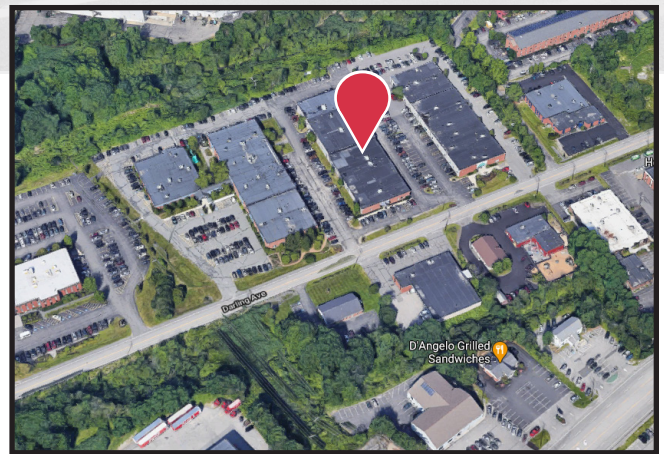


## 75 Darling Avenue

South Portland, Maine

### Property Highlights

- Excellent access to I-95 and I-295
- Ample on-site parking
- Multiple Suites available
- Flex space subdividable down to 5,000± SF



### Property Description

We are pleased to offer up to 4,525± SF of Office Space and up to 25,000± of Flex Space for lease at 75 Darling Avenue in South Portland. With ultimate flexibility in utility, and a desirable location, this opportunity in the General Commercial zone offers opportunity to a multitude of users.

#### Broker Contact

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## Property Overview

Owner	Tree House, LLC
Building Size	30,000± SF
Lot Size	2.1± acres
Assessor's Reference	Map 48, Lot 017
Zoning	CG - General Commercial
Building Age	1977, totally renovated with upgraded systems in 2017
Utilities	Public water and sewer
Lighting	Updated LED
Building Construction	Masonry
Roof	EDPM rubber
Siding	Brick Veneer
HVAC	Gas-fired
Sprinkler System	Full coverage
Parking	95 paved spaces



## Bay A Overview - Office Space

Bay A Space	4,525± SF
Space Available	Space 1 : 2,060± SF Space 2 : 2,465± SF Total : 4,525± SF
Amenities	Each space has own private restroom and share the kitchenette

**FOR LEASE : \$12.00/SF NNN**

## Bay B - F Overview - Flex Space

Space Available	Up to 25,000± SF Subdividable 5,000 - 25,000± SF
Amenities	New overhead and storefront door available per bay

**FOR LEASE : \$9.00/SF NNN**

