

Fully Renovated Office Building

1 & 8 Science Park Road Scarborough, ME 04074

Property Highlights

- 4,867±SF on second floor and 9,417±SF on lower level
- Conveniently located near the Maine Turnpike, I-295 and Maine Medical Scarborough Campus
- Excellent signage potential on US Route 1

Property Description

We are pleased to offer for lease the completely renovated former Foundation for Blood Research building. The $34,457\pm$ SF state of the art office building is comprised of four (4) floors of open space built out to tenant's specs.



Broker Contact

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10 Dana Street, Suite 400 Portland, ME 04101 207.773.7100 dunhamgroup.com

Property Overview

| Building Size | 34,457± SF |
|----------------------|--|
| Lot Size | 2.7± acres |
| Assessor's Reference | Map R77, Lot 3B |
| Zoning | Business Office Research (BOR) |
| Available Space | Lower Lever 9,417± SF |
| | 2 nd Floor 4,867± SF |
| Building Age | 1980 with full renovation in Winter 2018 |
| Construction | Wood and steel frame with a poured concrete foundation |
| Lighting | LED throughout building |
| Flooring | Carpet and tile |
| Sprinkler | Yes, full coverage |
| HVAC | State-of-the-art natural gas heat pump system |
| Electrical | 1600 Amp, 120/208 Volt, 3 phase |
| Utilities | Municipal water and sewer |
| Bathrooms | Minimum two (2) per floor |
| Elevator | Yes, fully ADA complaint |
| Parking | Ample on-site |

FOR LEASE : \$12-16/SF NNN







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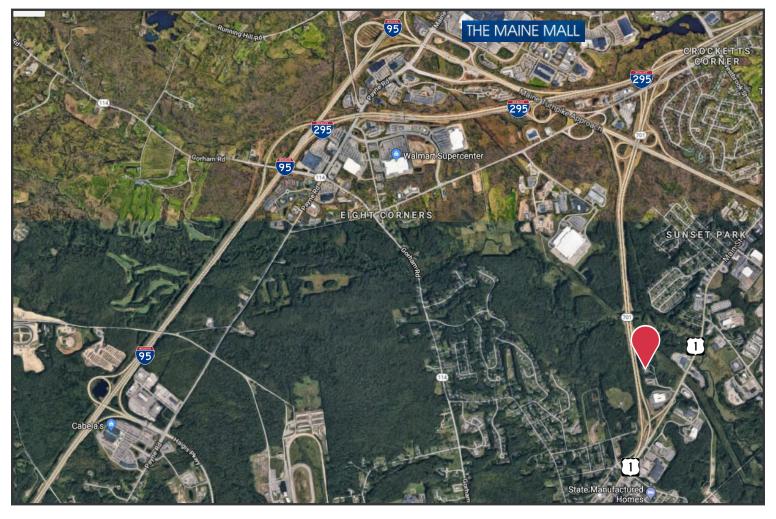




8 Science Park Rd







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.