

For Lease

# Office Building

9,417± SF | \$12-16/SF NNN



## Fully Renovated Office Building

1 & 8 Science Park Road  
Scarborough, ME 04074

### Property Highlights

- 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 9,417± SF for lease at the completely renovated former Foundation for Blood Research building. The 34,457± SF state of the art office building is comprised of four (4) floors of open space built out to tenant's specs.

#### Broker Contact

Chris Craig

207.773.7100

[chriscraig@dunhamgroup.com](mailto:chriscraig@dunhamgroup.com)



10 Dana Street, Suite 400  
Portland, ME 04101  
207.773.7100  
[dunhamgroup.com](http://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
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

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