

FOR LEASE

Office Building

6,389± SF & 5,106± SF



1 & 8 Science Park Road, Scarborough

Property Highlights

- *Class A Office Space*
- *Excellent signage potential on US Route One*
- *Conveniently located adjacent to Scarborough Connector for I-295 & I-95*



Property Description

We are pleased to offer two suites for lease, 6,389± SF on the third floor and 5,106± SF on the lower level, at the completely renovated former Foundation for Blood Research building. The 34,457± SF state of the art office building is conveniently located near the Maine Turnpike/I-95, I-295, and Maine Medical Scarborough Campus.

Broker Contact

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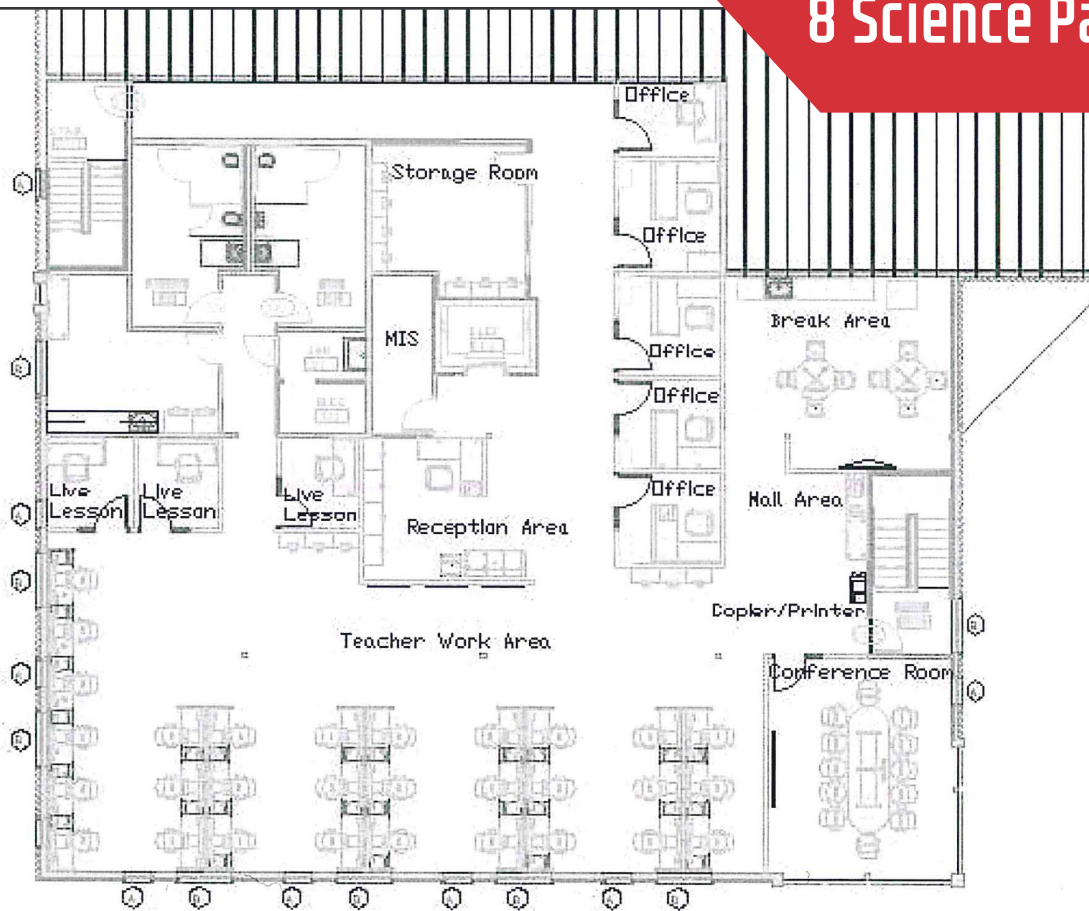
Property Overview

Building Size	34,457± SF
Lot Size	2.7± acres
Assessor's Reference	Map R77, Lot 3B
Zoning	Business Office Research (BOR)
Available Space	Third Floor: 6,389± SF Lower Level : 5,106± SF
Year Built	1980 with full renovation in Winter 2018
Construction	Wood and steel frame with a poured concrete foundation
Lighting	LED throughout the 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, full ADA complaint
Parking	Ample, on-site parking

FOR LEASE : \$12.00 - \$13.50/SF NNN



Third Floor:
6,389 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.