

# For Lease Office Building

3,091 - 22,805 SF

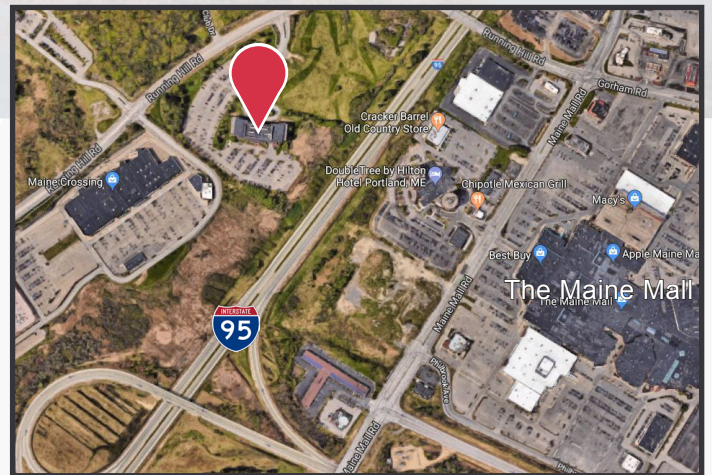


## Class A Office Space

82 Running Hill Road  
South Portland, Maine

### Property Highlights

- Build-to-suit
- Open Flexible Layouts (3,091 - 22,805 SF)
- Signage on Running Hill Road



### Property Description

We are pleased to offer up to 22,805 SF for lease at 82 Running Hill Road in South Portland. 82 Running Hill Road is one of South Portland's premier Class A office buildings. The building's central location, ease of access, visibility, and many amenities set this property apart from others in the area. Join ON Semiconductor, Dead River Company, and Federal Aviation Administration.

#### Broker Contact

Tom Moulton, CCIM, SIOR

Katie Millett, Esq.

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

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



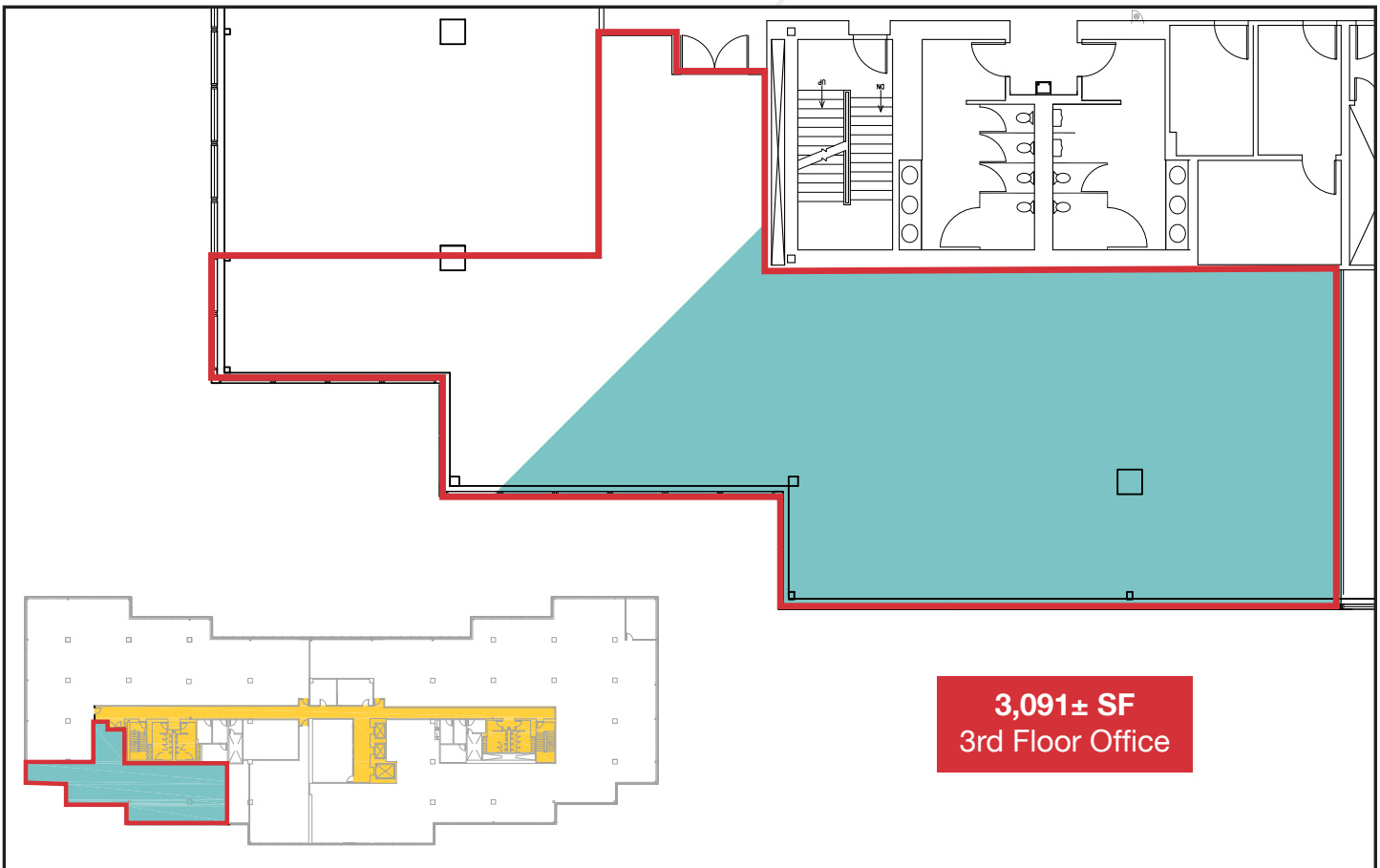
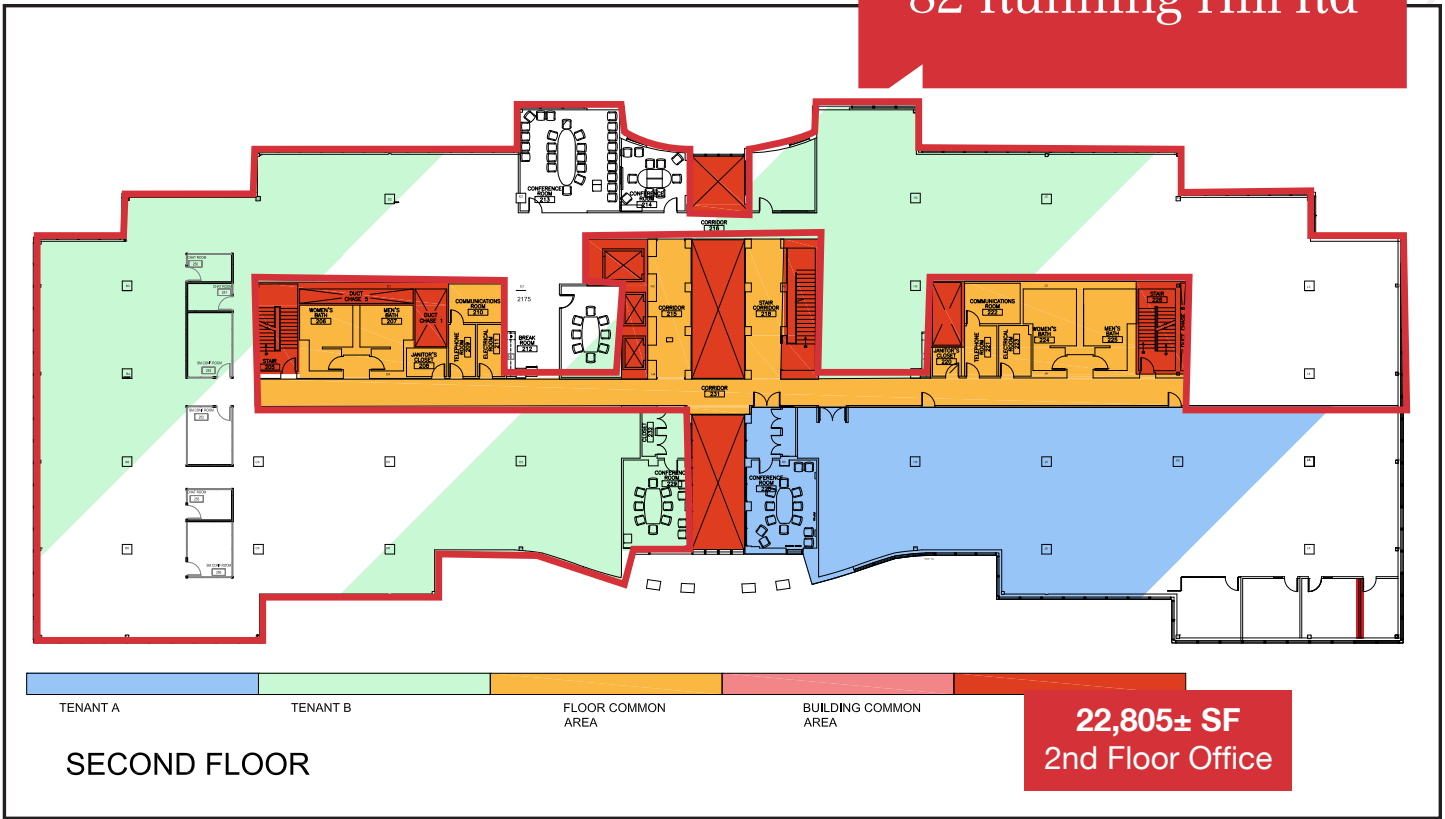
82 Running Hill Rd

## Property Overview

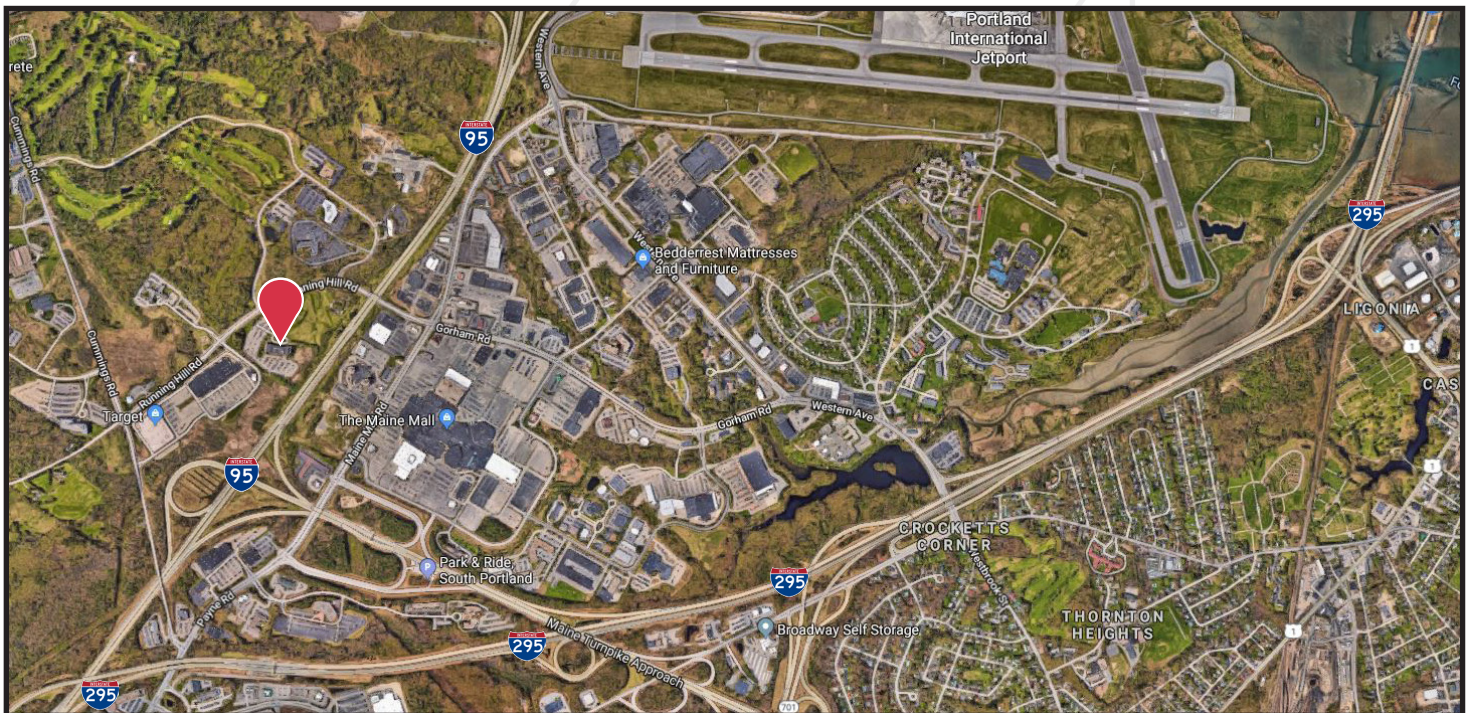
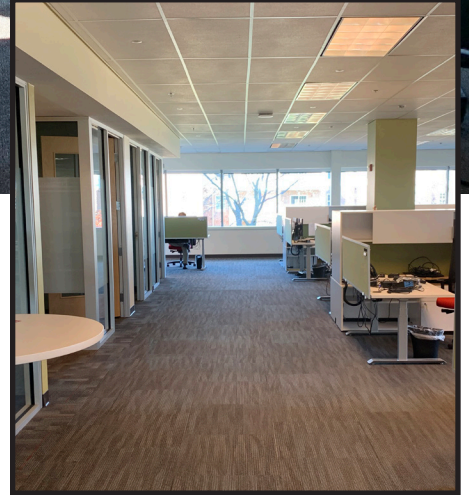
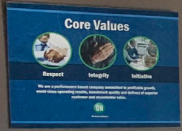
Building Size	116,600± SF
Lot Size	12.37± acres
Available Space	2nd Floor - 22,805± SF (subdividable down to 5,000 SF) 3rd Floor - 3,091± SF
Space Description	Open floor plan
Build-to-Suit	Owner will build-to-suit based on a tenant's specific needs
Number of Stories	Four (4)
HVAC	Central HVAC, Natural gas fired heating units
Utilities	Municipal water and sewer, natural gas, telephone & electric
Sprinkler System	Yes, full coverage wet system
Elevators	Three (3) passenger elevators
Parking	Ample on-site
Tenants	ON Semiconductor, Dead River Company, Federal Aviation Administration
Miscellaneous	<ul style="list-style-type: none"><li>• Class A finishes throughout</li><li>• Attractive lobby with meeting areas</li><li>• Professionally managed with 24/7 Security cameras</li><li>• Easy access to all Maine Mall amenities including shopping, lodging, food, services &amp; The Portland International Jetport</li><li>• Located close to I-295 and Maine Turnpike/I-95</li></ul>

FOR LEASE : \$13.95/SF NNN

82 Running Hill Rd



# 82 Running Hill 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.