

# FOR SALE

**Class A Office Building**

**116,600± SF | \$20,450,000**



## 82 Running Hill Road

South Portland, Maine

- *Rare Investment Opportunity*
- *97% Occupied*
- *Minutes to I-95, I-295 & PWM International Jetport*
- *Adjacent to Maine Mall, Target, and Sable Oaks*

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## Property Description

82 Running Hill Road is a four-story, 116,600± SF Class A office building ideally situated in South Portland's Maine Mall area. Its central location, exceptional visibility, easy highway access, and proximity to extensive amenities make it a standout in the market. Notable tenants include ON Semiconductor, Dead River Company, HNTB, and the Federal Aviation Administration. The property is set on a 12.37± acre site with ample paved parking and excellent visibility from the Maine Turnpike/I-95.





## Property Overview

Owner	607 Northern Boulevard Realty Corp.
Building Size	116,600± SF
Lot Size	12.37± acres
Year Built	1987
Number of Stories	Four (4)
Assessor's Reference	Map 73, Lot 11A
Deed Reference	Book 33768, Page 290
Annual Taxes	\$308,006 (2025)
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	Two (2) passenger, One (1) freight
Parking	585 regular parking spaces and 13 handicapped spaces
Tenants	ON Semiconductor, Dead River Company, HNTB Engineering, Northpoint Mortgage, Federal Aviation Administration (FAA), Robinson Smith Wealth Advisors, Amergis Healthcare Staffing, Keystone Peer Review
Miscellaneous	<ul style="list-style-type: none"><li>• Class A finishes throughout</li><li>• Attractive, fully renovated lobby with meeting areas</li><li>• Easy access to all Maine Mall amenities including shopping, lodging, food, services &amp; The Portland International Jetport</li></ul>

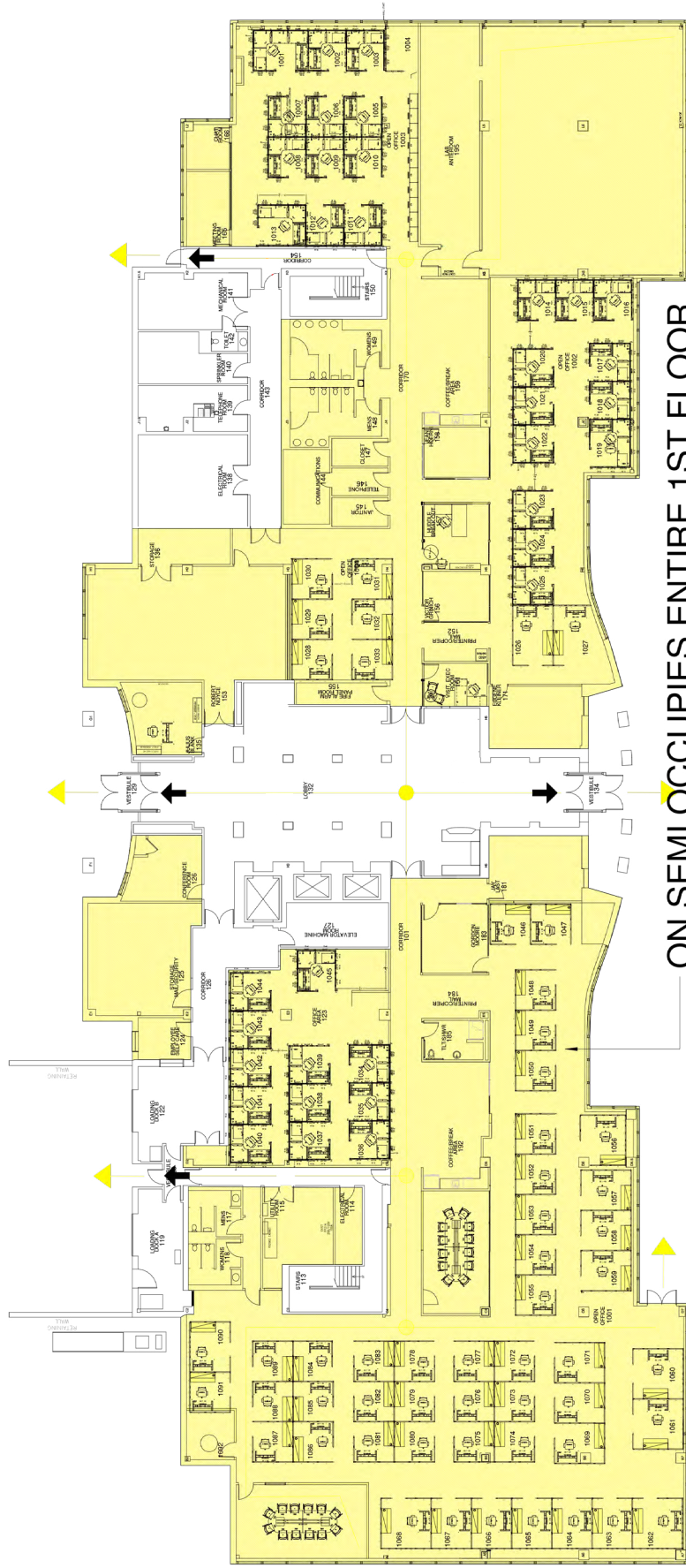
**FOR SALE : \$20,450,000 | NOI : \$1,636,461**

**SIGN NDA HERE FOR FINANCIALS**

82 Running Hill Road

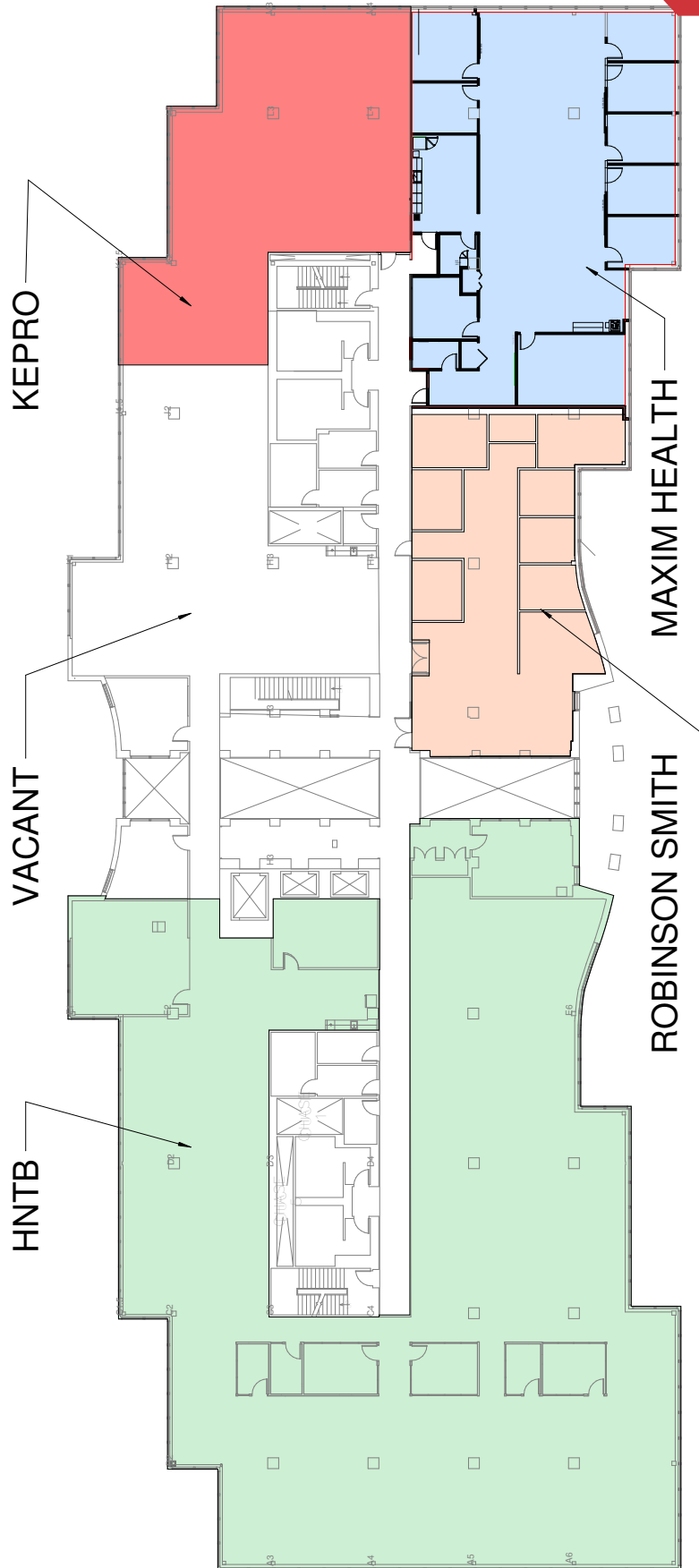






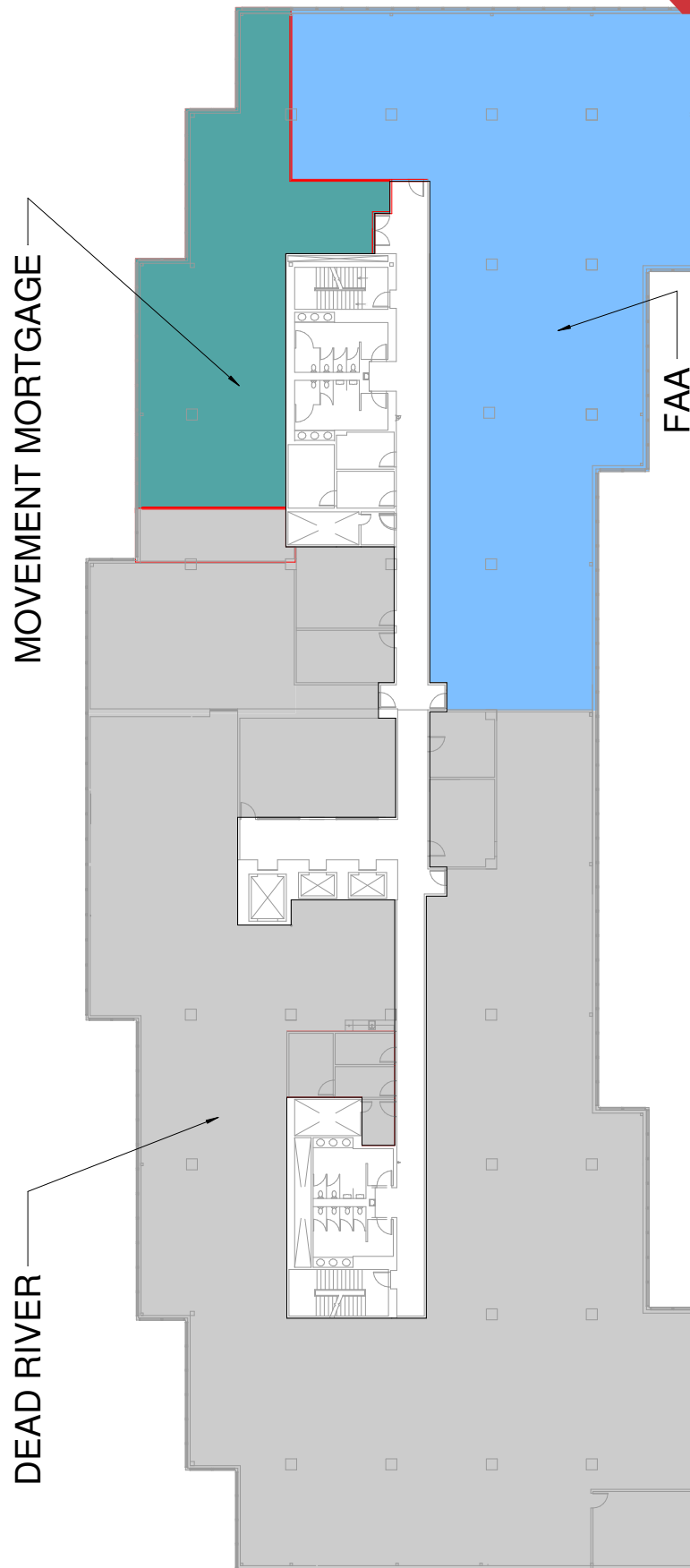
ON SEMI OCCUPIES ENTIRE 1ST FLOOR

1 | 1ST FLOOR TENANTS  
1" = 20'-0"

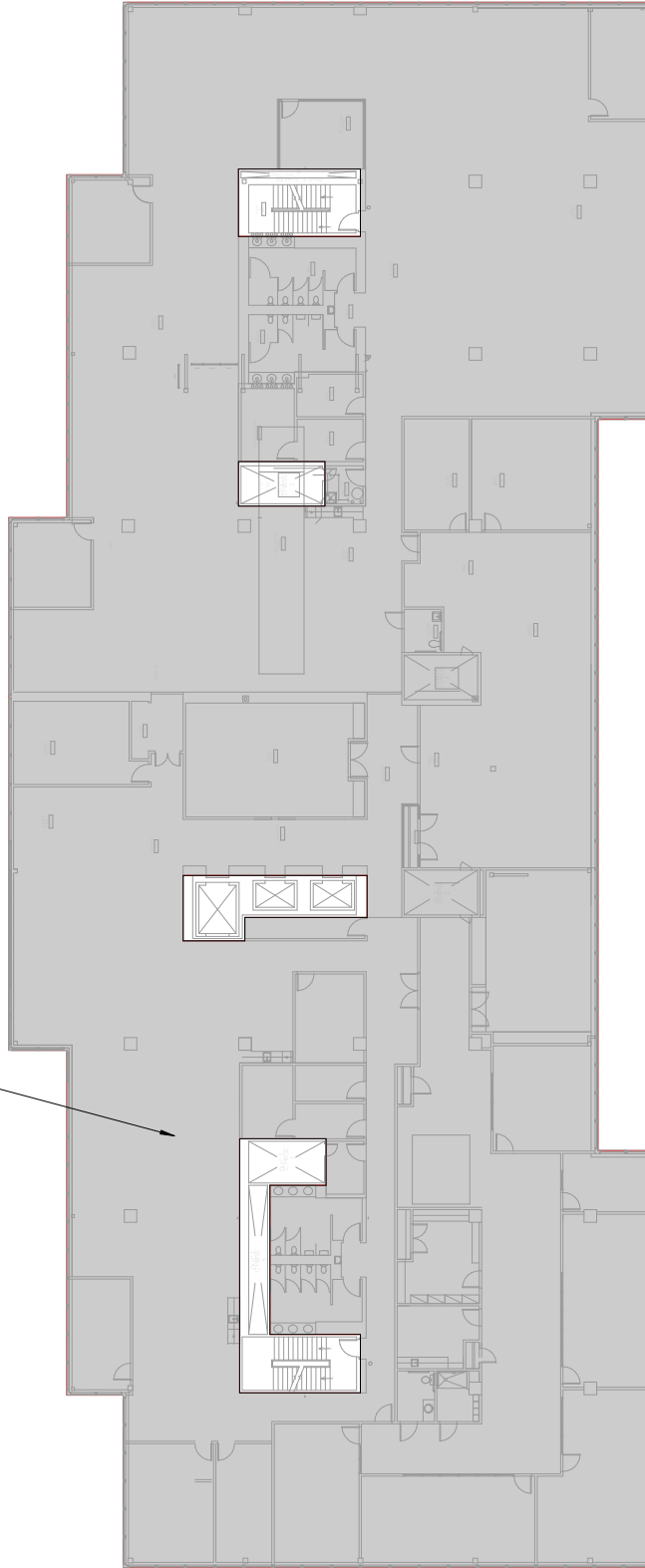


ENTIRE BUILDING

2 | 2ND FLOOR TENANTS  
1" = 20'-0"



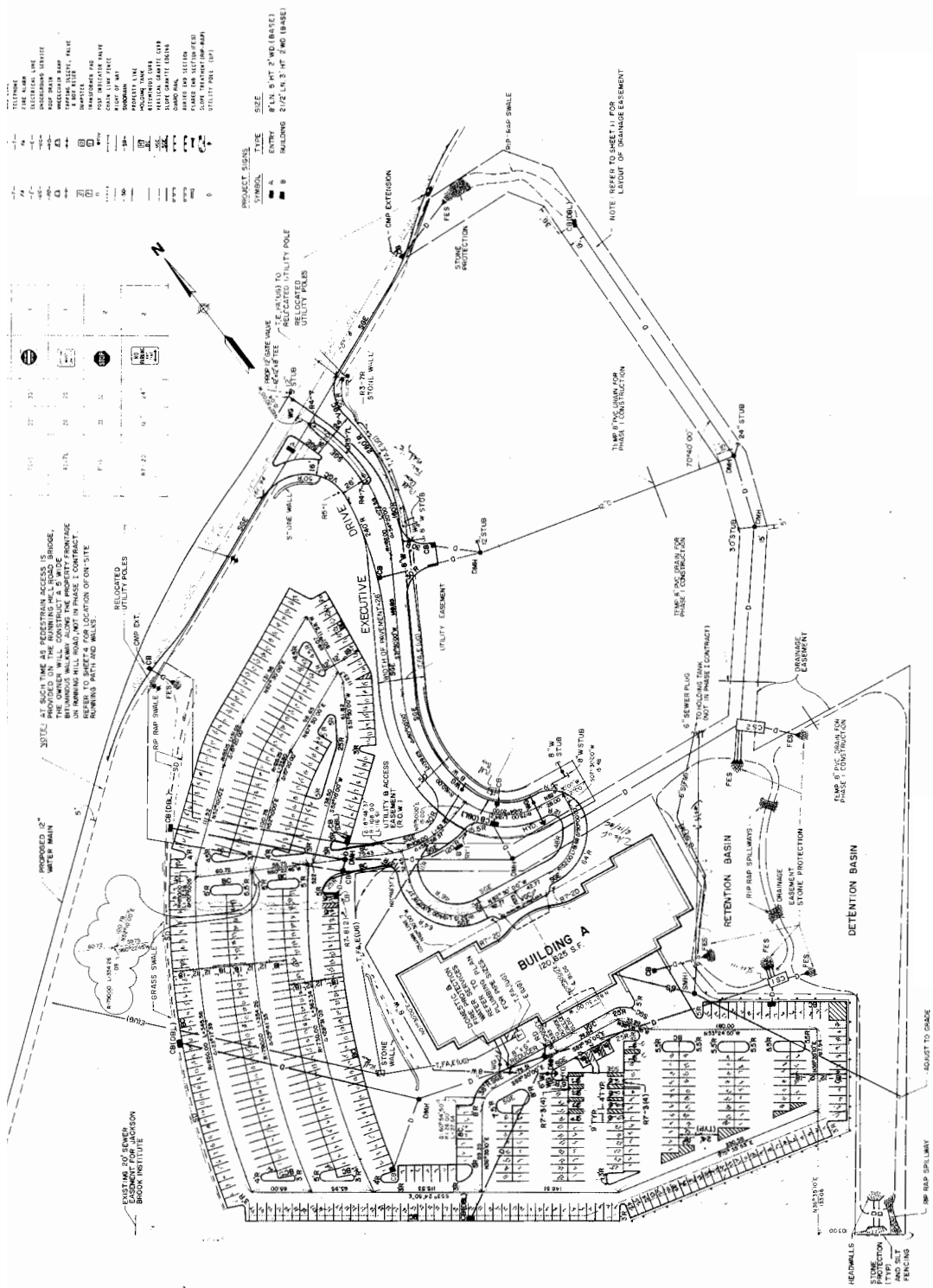
DEAD RIVER(OCCUPIES  
ENTIRE 4TH FLOOR)



4 | 4TH FLOOR TENANTS  
1" = 20'-0"



SITE PLAN



**ISSUED FOR LAYOUT**

As By: **1/17**  
Drawn By: **1/17**  
Checked By: **1/17**  
Scale: **1" = 50'**

ADD INC Architectural Design Development  
30 Prospect Street  
Cambridge Massachusetts 02139  
ARCHITECT: 38 Franklin Street  
Portland, Maine

**VH** Vermont Valley Engineering Inc.  
30 Prospect Street  
Cambridge Massachusetts 02139  
DATE: 1/17

**Running Hill Executive Park**  
South Portland, Maine



Dept. of Professional & Financial Regulation  
Office of Professional & Occupational Regulation  
**MAINE REAL ESTATE COMMISSION**

35 State House Station Augusta ME 04333-0035



## REAL ESTATE BROKERAGE RELATIONSHIPS FORM

### ***Right Now You Are A Customer***

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

### ***You May Become A Client***

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition** to the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

### **COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW**

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

### **WHAT IS A DISCLOSED DUAL AGENT?**

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

### ***Remember!***

***Unless you enter into a written agreement for agency representation, you are a customer—not a client.***

### **THIS IS NOT A CONTRACT**

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date) \_\_\_\_\_

To \_\_\_\_\_  
Name of Buyer(s) or Seller(s)

by \_\_\_\_\_  
Licensee's Name

on behalf of \_\_\_\_\_  
Company/Agency

MREC Form#3 Revised 07/2006  
Office Title Changed 09/2011

*To check on the license status of the real estate brokerage company or affiliated licensee go to [www.maine.gov/professionallicensing](http://www.maine.gov/professionallicensing). Inactive licensees may not practice real estate brokerage.*