

FOR SALE | BUILD-TO-SUIT OFFICE

505 Sable Oaks Drive | South Portland, ME



RARE LARGE FLOORPLATE SUBURBAN OPPORTUNITY

- Up to 45,000± SF of Class A build-to-suit office
- Campus-like setting with easy access to major roads and amenities in the Maine Mall area
- Large floorplates offered here are indeed a rarity in the Greater Portland area's downtown and suburban office markets
- Located 2± miles from the Jetport and nearly midpoint to the west of I-95 Exits 45 & 46

SALE PRICE: \$1,950,000



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PROPERTY SUMMARY

505 Sable Oaks Drive | South Portland, ME



OWNER: Soley Oaks LLC

LOT SIZE: 4.99± AC in a campus-like environment

BUILDING SIZE: Up to 45,000± SF

STORIES: Three (3)

PARKING: 225 spaces (5 spaces per 1,000 SF)

FRONTAGE: 535'± on Sable Oaks Drive

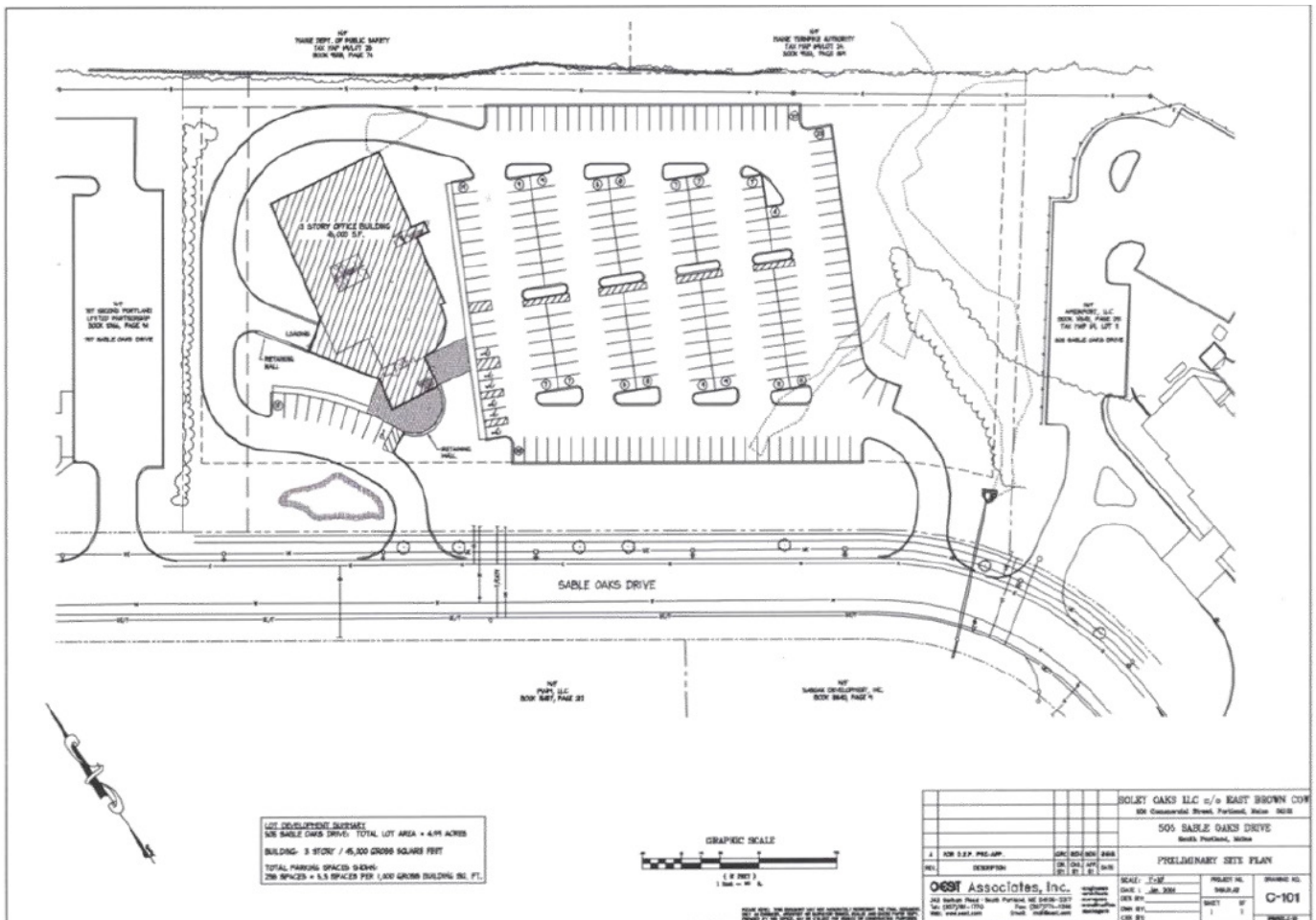
ZONING: PO - Professional Office



CONCEPTUAL SKETCH

THE LARGE FLOORPLATE

As mentioned earlier, the large floorplate offered is a rarity in the Greater Portland office market, especially in the suburban category. The landlord is well-experienced in build-to-suit development, working with tenants across a variety of commercial property types and sectors over many years.



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