

23 SPRING STREET
SCARBOROUGH, ME 04074



AVAILABLE JULY 2025
Office / Medical Office Space

3,000 - 6,000 SF AVAILABLE



**FOR
LEASE**

\$16.00 PSF NNN

PROPERTY FEATURES

OFFICE
FOR LEASE

- 3,000 - 6,000 ± SF available for lease starting July 1, 2025
- Highly desirable area on Spring Street in Scarborough, central to I-295/I-95, Portland's Old Port, Scarborough Downs & future developments
- Ideal for office or medical use
- High-quality buildout featuring: 16 private offices, 2 conference rooms, and reception
- Comfortable central air and heating, plus ample natural light
- Ample Parking available for tenants and visitors
- Utilities, property expenses, and building services not included in lease rate



F.O. BAILEY
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OFFICE FOR LEASE

PROPERTY INFORMATION

PROPERTY ADDRESS	23 Spring St Scarborough, ME 04074
PROPERTY TYPE	Office / Medical Office
BUILDING SIZE	12,051 ± SF
YEAR BUILT	2000
STORIES	2
ELEVATOR	Yes
CONDITION	Excellent- fully built out
BUILDING CLASS	Class B
CEILING HEIGHT	9' unfinished
HEAT & AC	Central
SF AVAILABLE	3,000 - 6,000 ± SF (2nd floor Suites A & D)
LAYOUT	16 private offices, 2 conference rooms reception area
PARKING	50 surface spaces
TERM	Negotiable
LEASE RATE	\$16.00 PSF NNN
NNN EXPENSES	\$1,500 - \$3,000 monthly
BROKER	Thomas Gadbois

CONTACT



THOMAS GADBOIS
Tom@fobailey.com
207.409.8339

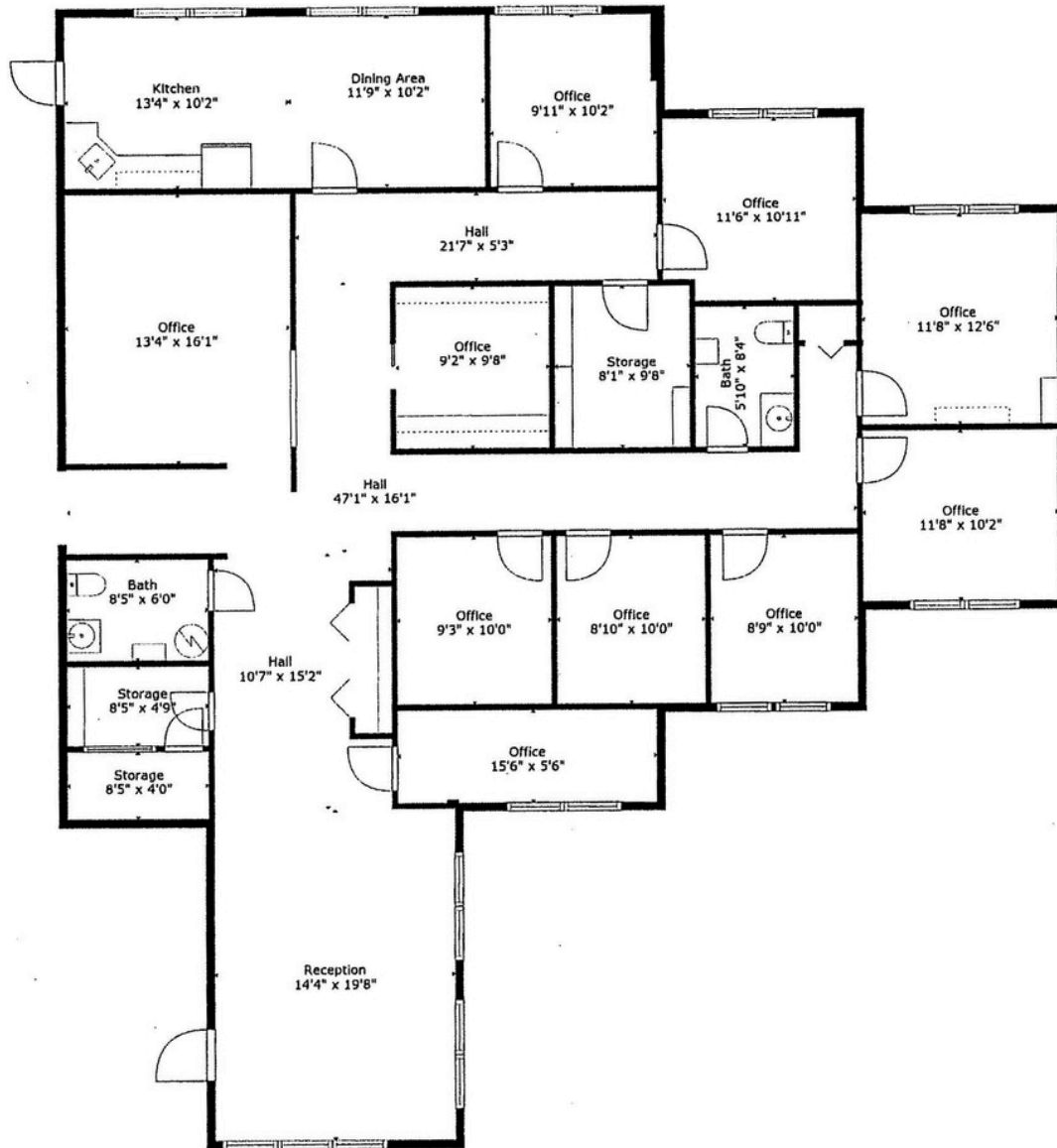
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FLOORPLAN SUITE A



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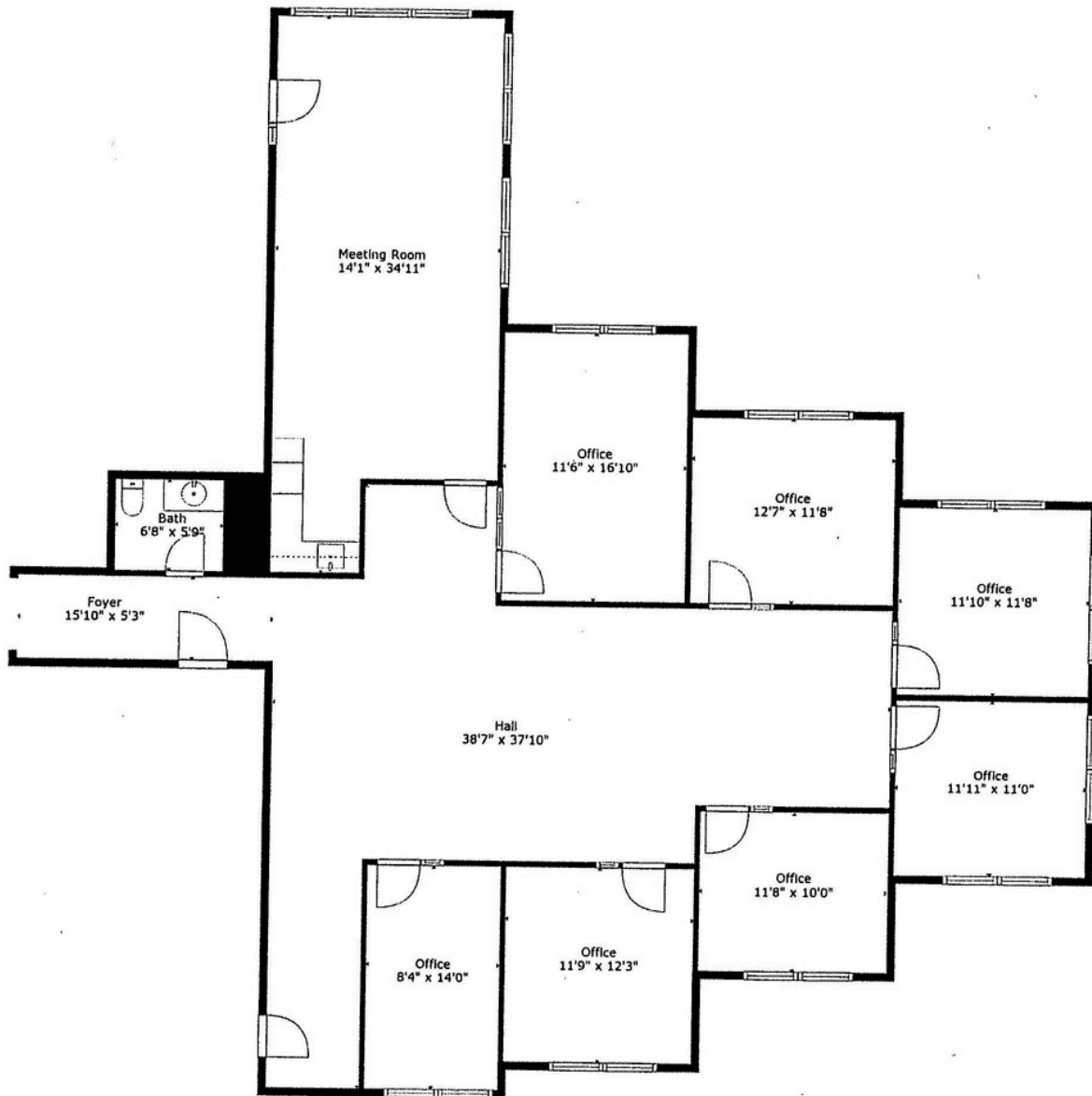
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FLOORPLAN SUITE D



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AERIAL PHOTOS

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INTERIOR PHOTOS

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OFFICE
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AREA MAP

Nearby Businesses & Attractions

- The Maine Mall
- Scarborough Gallery
- The Downs Development Project
- Sams Club
- Costco
- Fairfield Inn
- Homewood Suites
- Candlewood Suites
- Sebago Brewing
- Nonesuch River Brewing
- St Joes Cafe
- Carrier Woods Apartments
- Eight Corners School
- Walmart



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