

**FOR
LEASE**

**CLASS A
OFFICE
SPACE**



Furniture Available at Tenant's Option

6 ASHLEY DRIVE
SCARBOROUGH, ME 04074





EXECUTIVE SUMMARY

6 Ashley Drive is a Class A, three-story, freestanding, professional office building located in the Roundwood Business Park on Payne Road in Scarborough, one of Maine's fastest growing communities. This property is ideally suited for the office user seeking a Class A suburban office building with remarkable amenities, a well-established location within I-95 visibility and an abundance of on-site parking.

- 54,161± SF of office space on three floors (entire building)
- The available space consists of a mixture of private offices and modern open areas along with reception, conference rooms, break rooms, a fitness room and more.
- Class A finishes throughout with an abundance of natural light
- Includes on-site parking - approximately 4.5 spaces per 1,000 SF
- FF&E: All furniture, fixtures and equipment on the second and third floors are available for use by a tenant(s) who leases space.
- Building amenities include an impressive lobby with tile floors and high ceilings, well-manicured landscaping, shower/locker facilities, mail room/stockroom with receiving area and outdoor patios and seating areas for lunch.
- Loading dock area to the rear of the first floor.
- All or part of the furniture on the second and third floors may be available for tenants use, at no cost to tenant.
- The property is only one mile from the Maine Mall and in close proximity to numerous restaurants, hotels and the Portland International Jetport.
- Just minutes from Maine Turnpike Exit 42 and the I-295 interchange
- Lease Rate: \$15.00/SF NNN

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PROPERTY DETAILS

| | |
|-------------------------|--|
| OWNER OF RECORD | Ashley Drive Development, LLC |
| BUILDING SIZE | 54,161± SF |
| LAND AREA | 6.19±AC |
| AVAILABLE SPACE | 1st Floor: 15,771± SF 2nd Floor: 19,405± SF 3rd Floor: 18,985± SF Total: 54,161± SF (Entire Building) |
| AVAILABILITY DATE | Immediately |
| ZONING | B-2 (General Business District) |
| MAP/LOT | Map R038, Lot 1110 |
| YEAR BUILT | 1990 |
| HVAC | Gas-fired boilers supplemented with water source heat pumps throughout the building |
| UTILITIES | Fiber optic service to the building Municipal sewer and water |
| ELEVATORS | Two (2) |
| HANDICAPPED ACCESSIBLE | Yes |
| SPRINKLERS | Yes, wet system throughout |
| PARKING | 241 on-site parking spaces in common with other tenants. Approximately 4.5 spaces per 1,000 SF |
| LEASE RATE | \$15.00/SF NNN |
| REAL ESTATE TAXES (EST) | \$1.49/SF |
| NNN EXPENSES (EST.) | \$4.93/SF (Excludes premises electricity, cleaning/trash removal, heating & cooling) |

PROPERTY PHOTOS



6 ASHLEY DRIVE
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PROPERTY PHOTOS



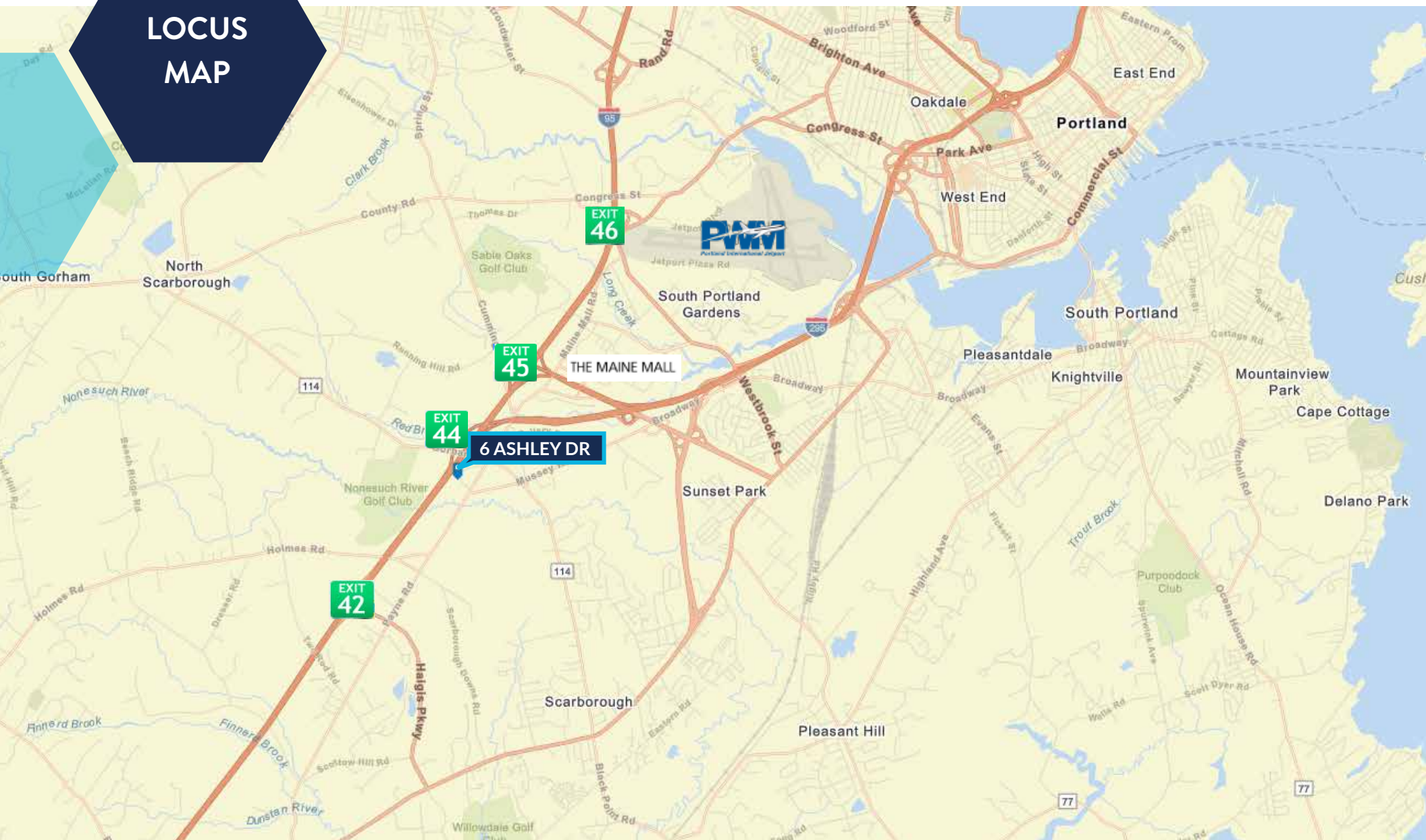
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LOCUS MAP

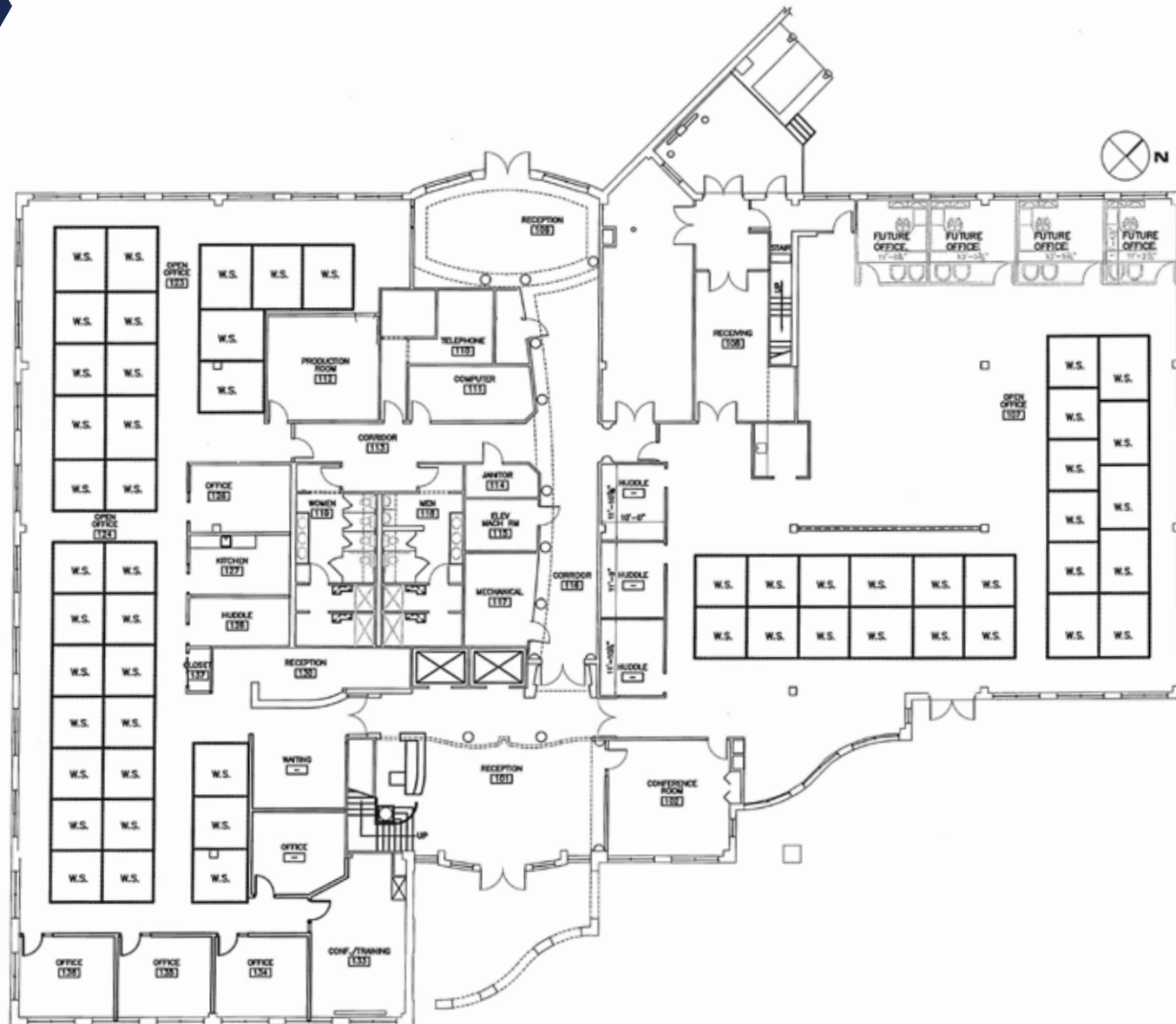


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FLOOR PLANS

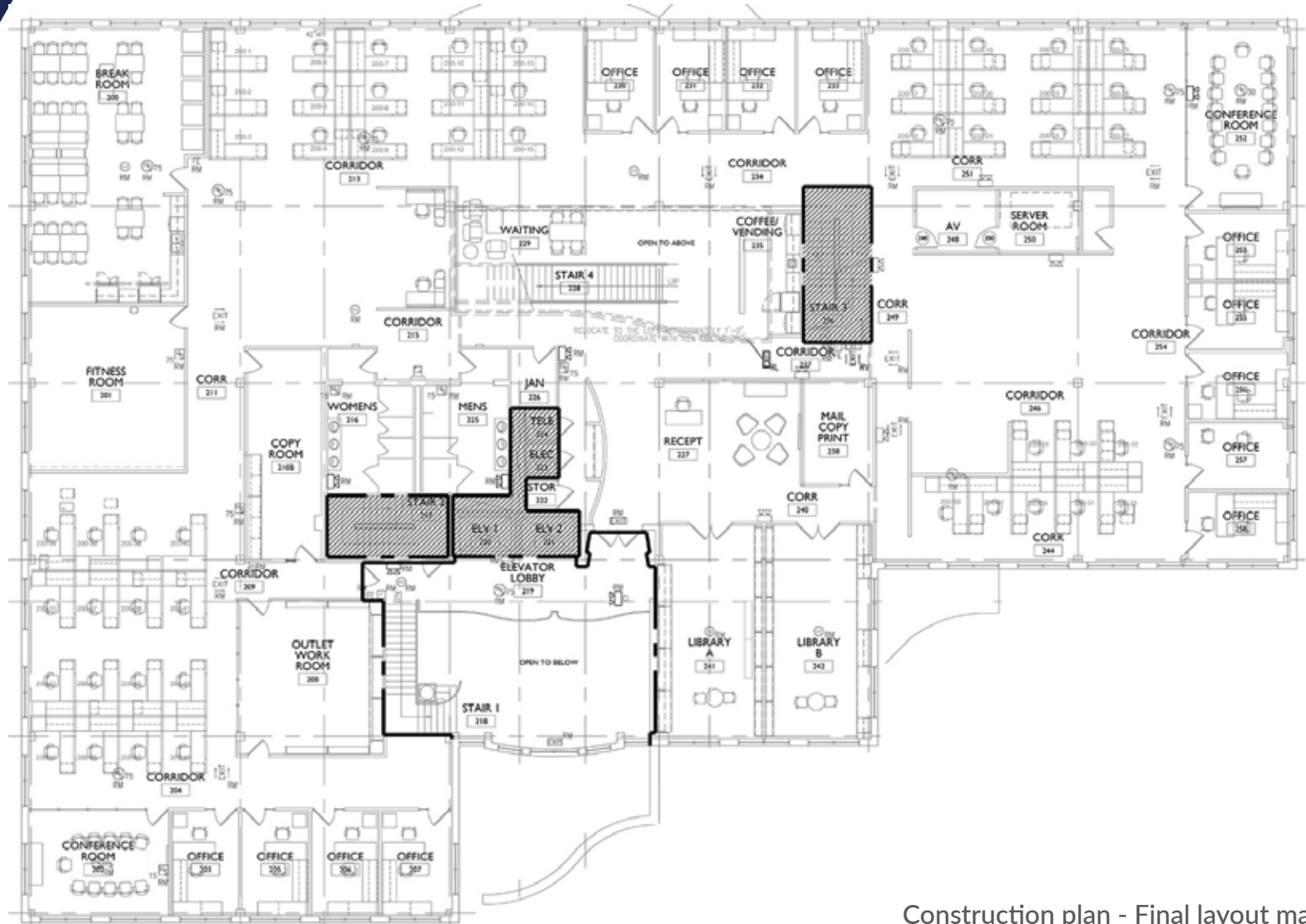
FIRST FLOOR



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FLOOR PLANS

SECOND FLOOR



Construction plan - Final layout may differ

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FLOOR PLANS

THIRD FLOOR



Construction plan - Final layout may differ

6

ASHLEY DRIVE
SCARBOROUGH
MAINE

CONTACT US



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