

FOR LEASE

Office Building

20,000 - 104,752± SF | \$14.50/SF NNN



2 Gannett Drive, South Portland

Property Highlights

- *Class A Office Space*
- *Sub-dividable down to 20,000± SF*
- *Ample on-site parking*
- *Close to interstate spurs*
- *Flexible open floor plates*

Property Description

We are pleased to offer up to 104,752± SF of Class A office space for lease in the Anthem building at 2 Gannett Drive in South Portland. The property is conveniently located in the Gannett Drive Business Park, close to interstate spurs and the Portland International Jetport. Flexible floor plates make the building an excellent opportunity for a variety of users.



Broker Contact

Tom Moulton CCIM, SIOR

Katie Breggia

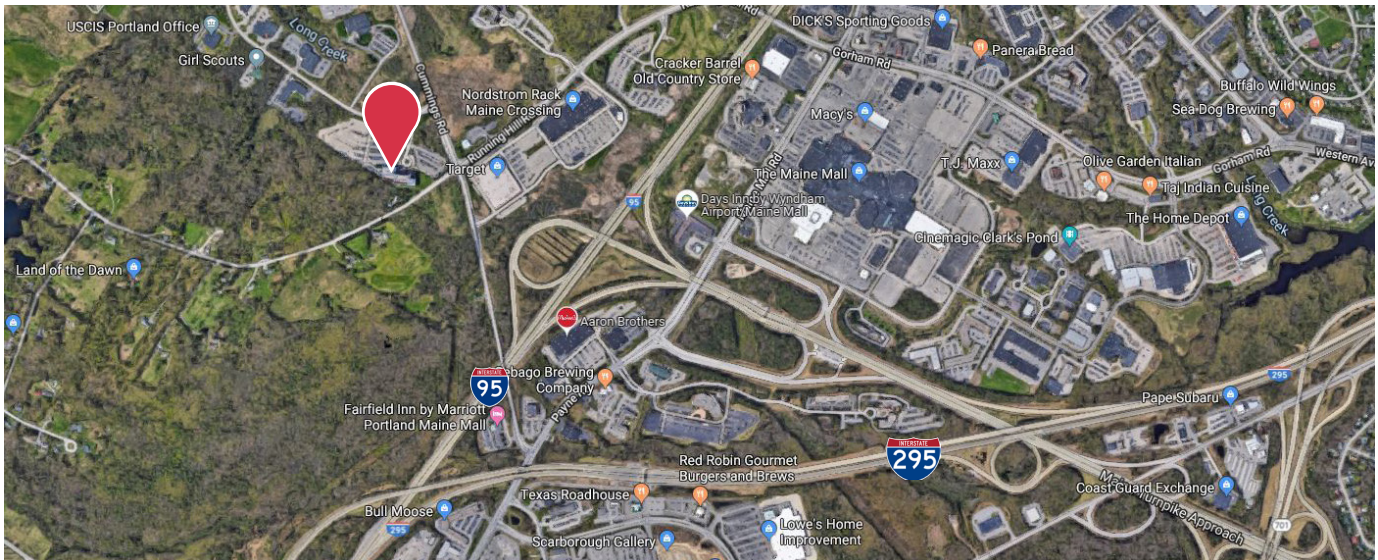
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Property Overview

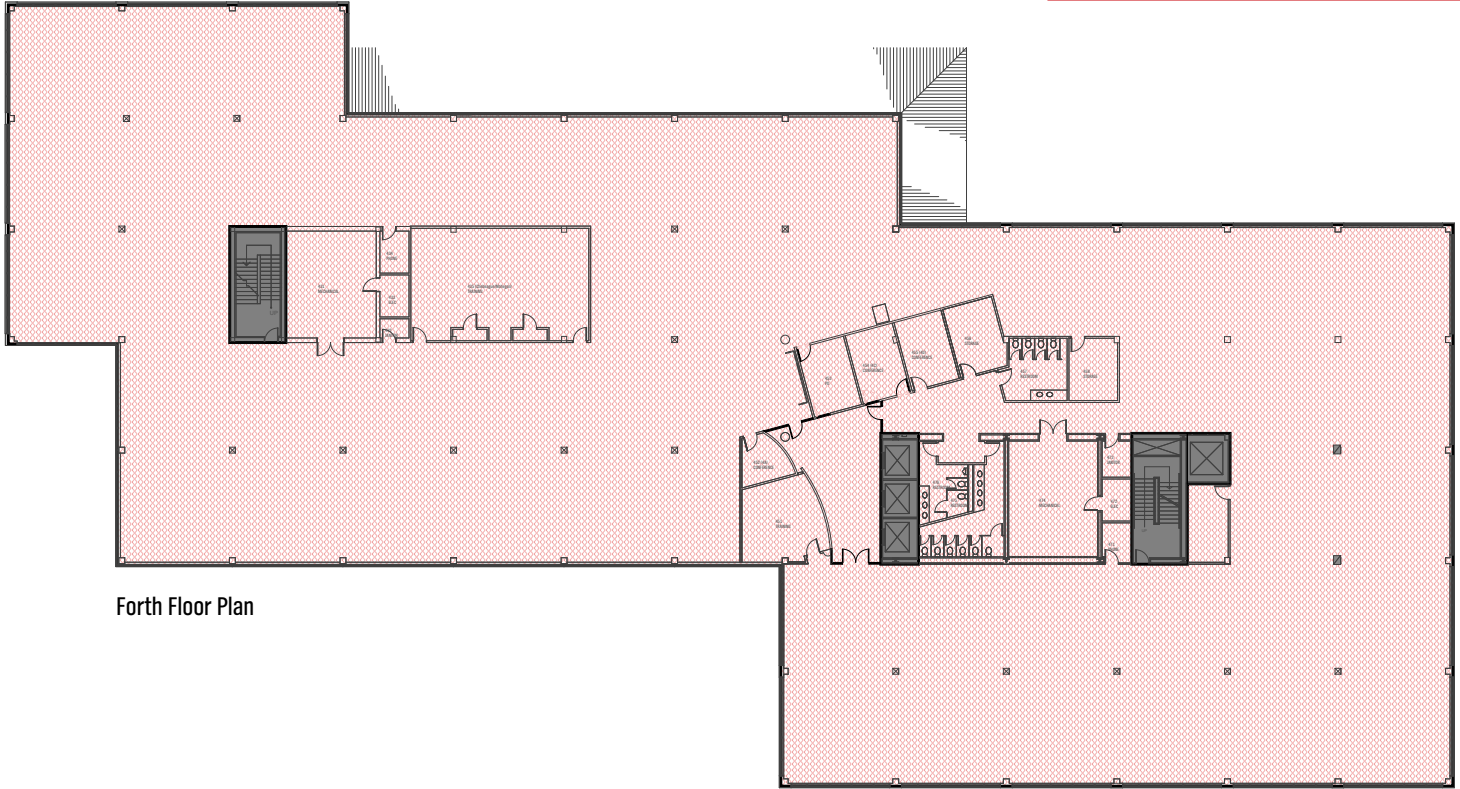
Sub-landlord	Anthem Health Plans of Maine, Inc.
Sublease Term	Term runs through June 2027
Assessor's Reference	Map 84, Lot 7
Zoning	IL
Building Size	209,731± SF
Total Lot Size	17.8± acres
Year Built	1991
Available Space	Floor 4 - 42,746± SF Floor 5 - 41,420± SF Floor 6 - 20,586± SF Total - 104,752± SF
HVAC	Natural gas fired
Elevators	Three (3) passenger, 1 freight
Generator	Two (2) full power generators
Restrooms	Central multi-stalled bathroom banks on each floor
Parking	960 spaces
Miscellaneous	Cafe area, outside seating area, and recreation room

FOR LEASE : \$14.50/SF NNN
NNN Expenses : \$9.00/SF

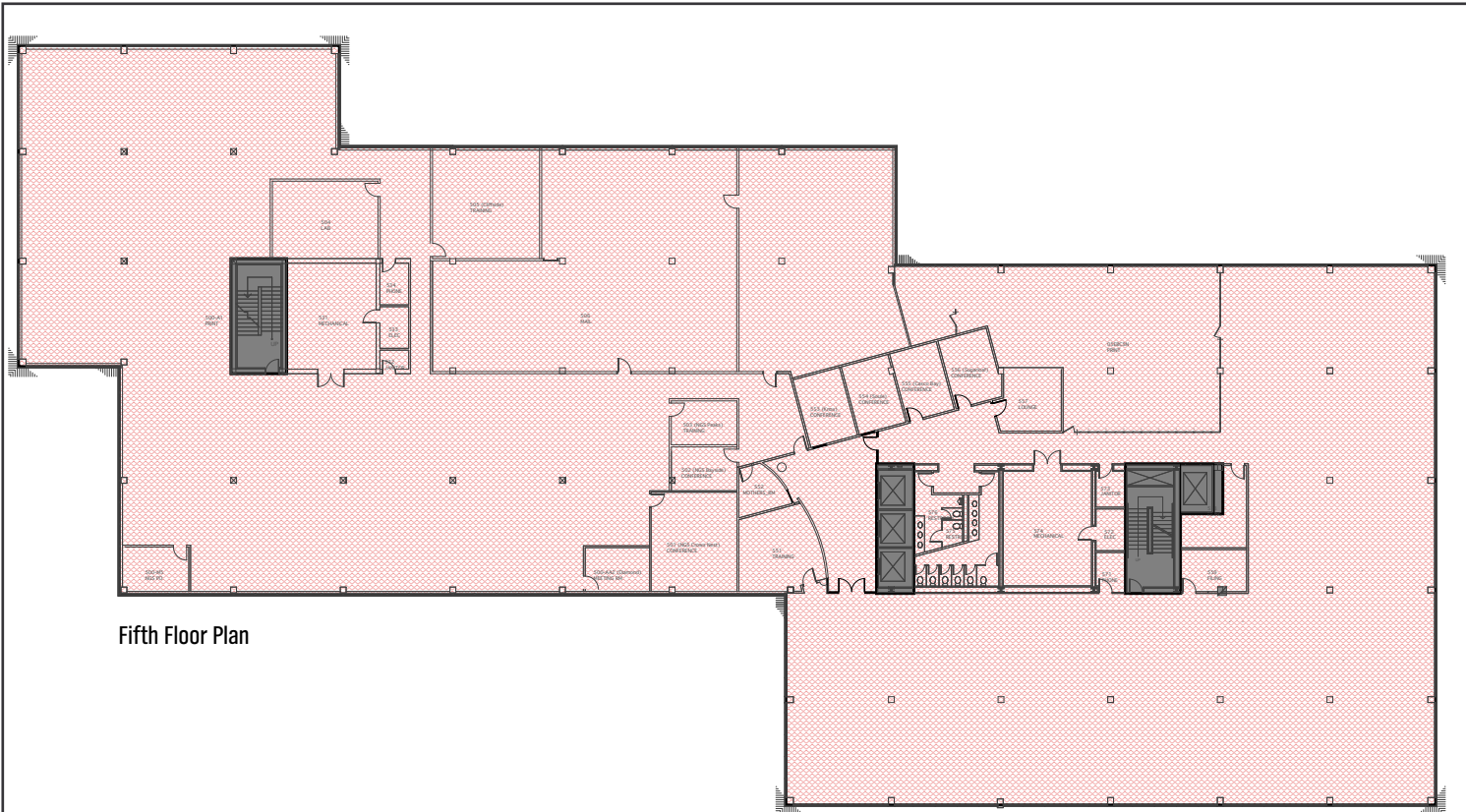


Interior Photos



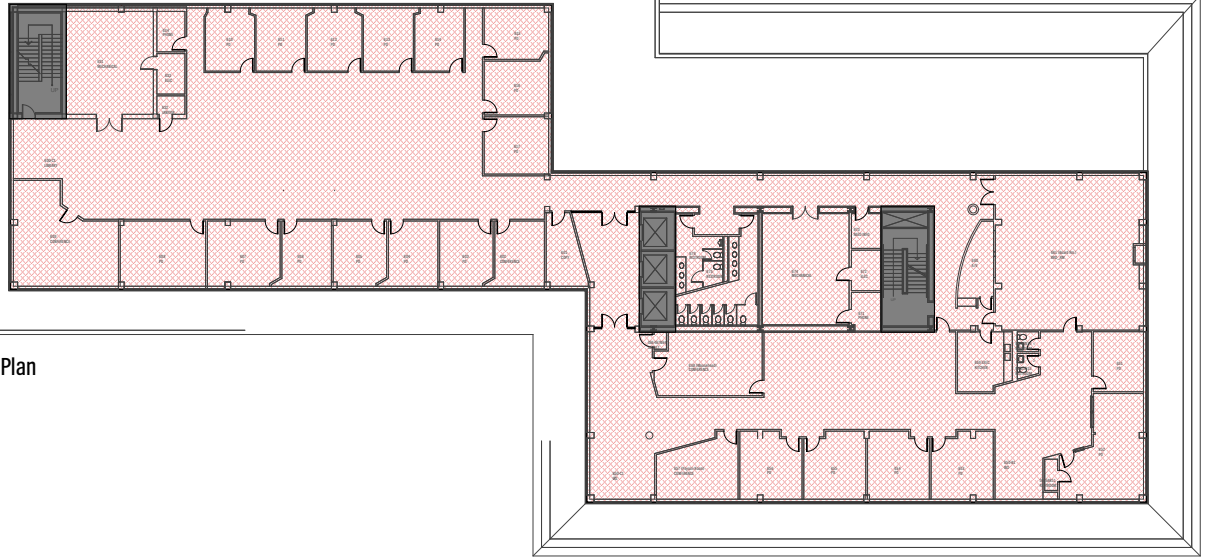


Forth Floor Plan



Fifth Floor Plan

Sixth Floor Plan



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.