

# FOR LEASE

## Office Space

2,601± SF | \$13.50/SF NNN



## 324 Cummings Road, South Portland

### Property Highlights

- *Class A office space*
- *Abundance of natural light*
- *Excellent visibility and access on Cummings Rd*
- *Pylon signage available*



### Property Description

We are pleased to offer 2,601± SF of office space for lease in a prime Class A office building. 324 Cummings Road has recently undergone updates, including fresh paint and renovated common areas. Conveniently located within 1-mile of I-95 and I-295, this property offers easy access for both employees and clients.

#### Broker Contact

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## Property Overview

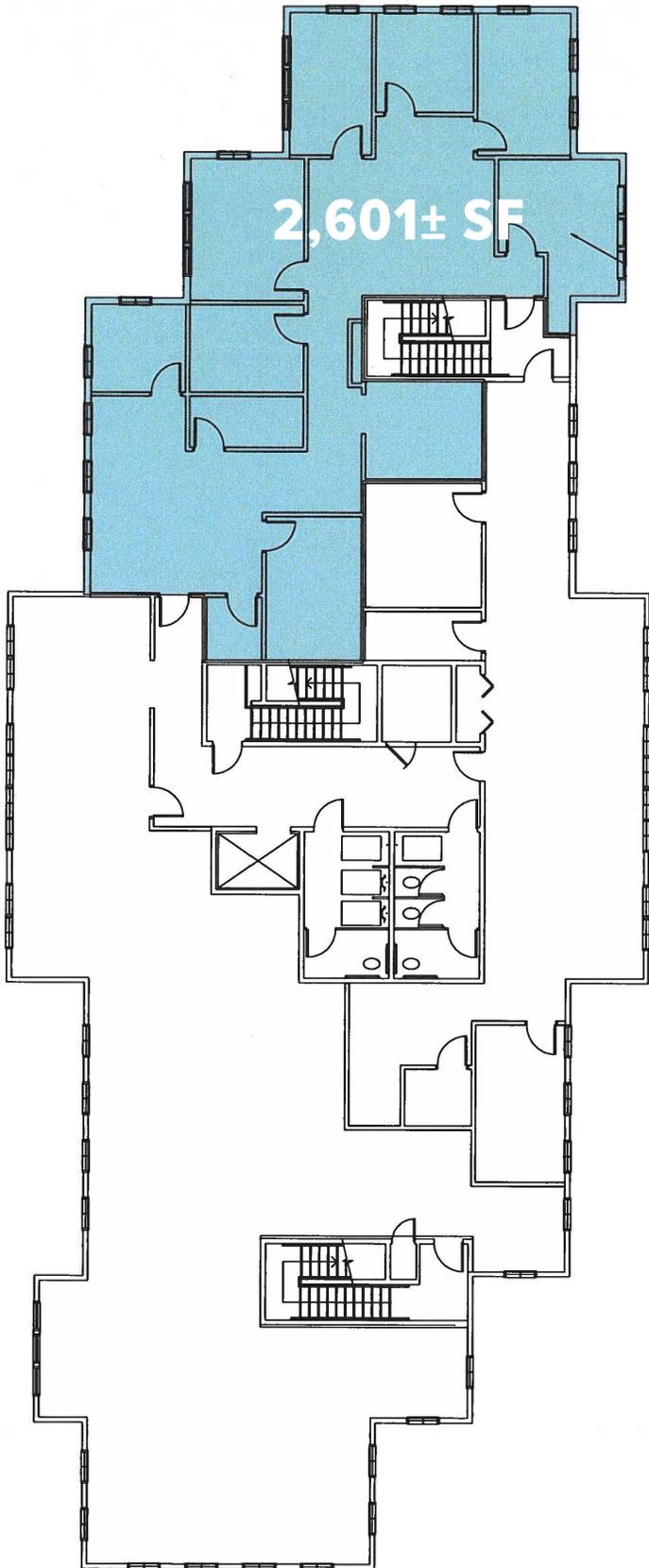
Building Size	15,800± SF
Lot Size	3.7± acres
Assessor's Reference	Map 71, Lot 7A
Zoning	GM1
Available Space	Suite 202: 2,601± SF
Building Age	2001
Flooring	Combination of commercial grade carpeting, ceramic and VCT tile
Utilities	Municipal water & sewer, natural gas, electricity, telephone, cable
Heat	Natural gas fired HVAC system (exclusive to suites)
Air Conditioning	Central air conditioning (exclusive to suites)
Electrical	800 Amp, 208 volts, 3 phase (separately metered)
Interior Lighting	Parabolic and recessed lighting fixtures
Exterior Lighting	Full coverage of entire parking lot and pathways
Elevator	One (1) passenger
Bathrooms	Several shared throughout building
Parking	Ample, paved parking on-site
Road Frontage	490' on Cummings Road

**FOR LEASE : \$13.50/SF NNN**

**Estimated NNNs : \$8.65/SF**



2ND FLOOR PLAN - 2,601± SF



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.