

**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 space in a well-established location with I-95 visibility and an abundance of on-site parking. Located minutes from the Portland International Jetport and downtown Portland.

- 7,723 - 35,176± SF of office space on two floors
- The available space consists of a mixture of private offices and modern open areas along with reception, conference rooms, break rooms and more.
- Class A finishes throughout with an abundance of natural light
- Includes on-site parking - approximately 4.5 spaces per 1,000 SF
- 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 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

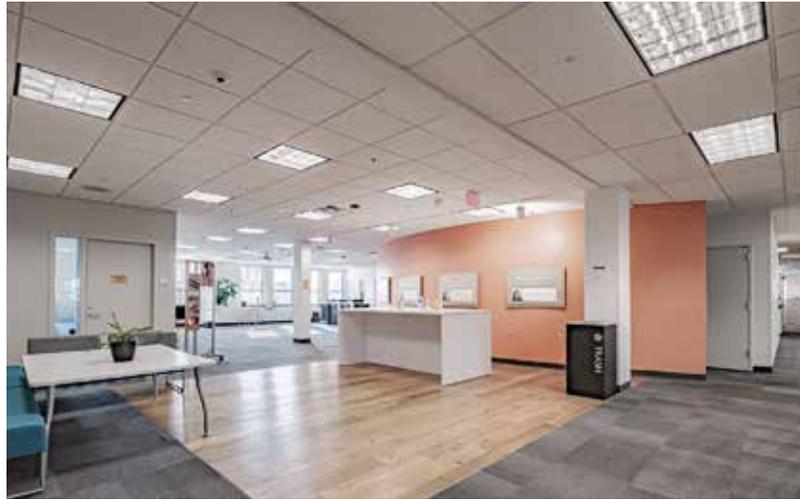
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## PROPERTY DETAILS

<b>OWNER OF RECORD</b>	Ashley Drive Development, LLC
<b>BUILDING SIZE</b>	54,161± SF
<b>LAND AREA</b>	6.19±AC
<b>AVAILABLE SPACE</b>	7,723 - 35,176± SF
<b>AVAILABILITY DATE</b>	Immediately
<b>ZONING</b>	B-2 (General Business District)
<b>MAP/LOT</b>	Map R038, Lot 1110
<b>YEAR BUILT</b>	1990
<b>HVAC</b>	Gas-fired boilers supplemented with water source heat pumps throughout the building
<b>UTILITIES</b>	Fiber optic service to the building Municipal sewer and water
<b>ELEVATORS</b>	Two (2)
<b>HANDICAPPED ACCESSIBLE</b>	Yes
<b>SPRINKLERS</b>	Yes, wet system throughout
<b>PARKING</b>	241 on-site parking spaces in common with other tenants. Approximately 4.5 spaces per 1,000 SF
<b>LEASE RATE</b>	\$15.00/SF NNN
<b>REAL ESTATE TAXES (EST)</b>	\$1.49/SF
<b>NNN EXPENSES (EST.)</b>	\$4.93/SF (Excludes premises electricity, cleaning/trash removal, heating & cooling)

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# PROPERTY PHOTOS



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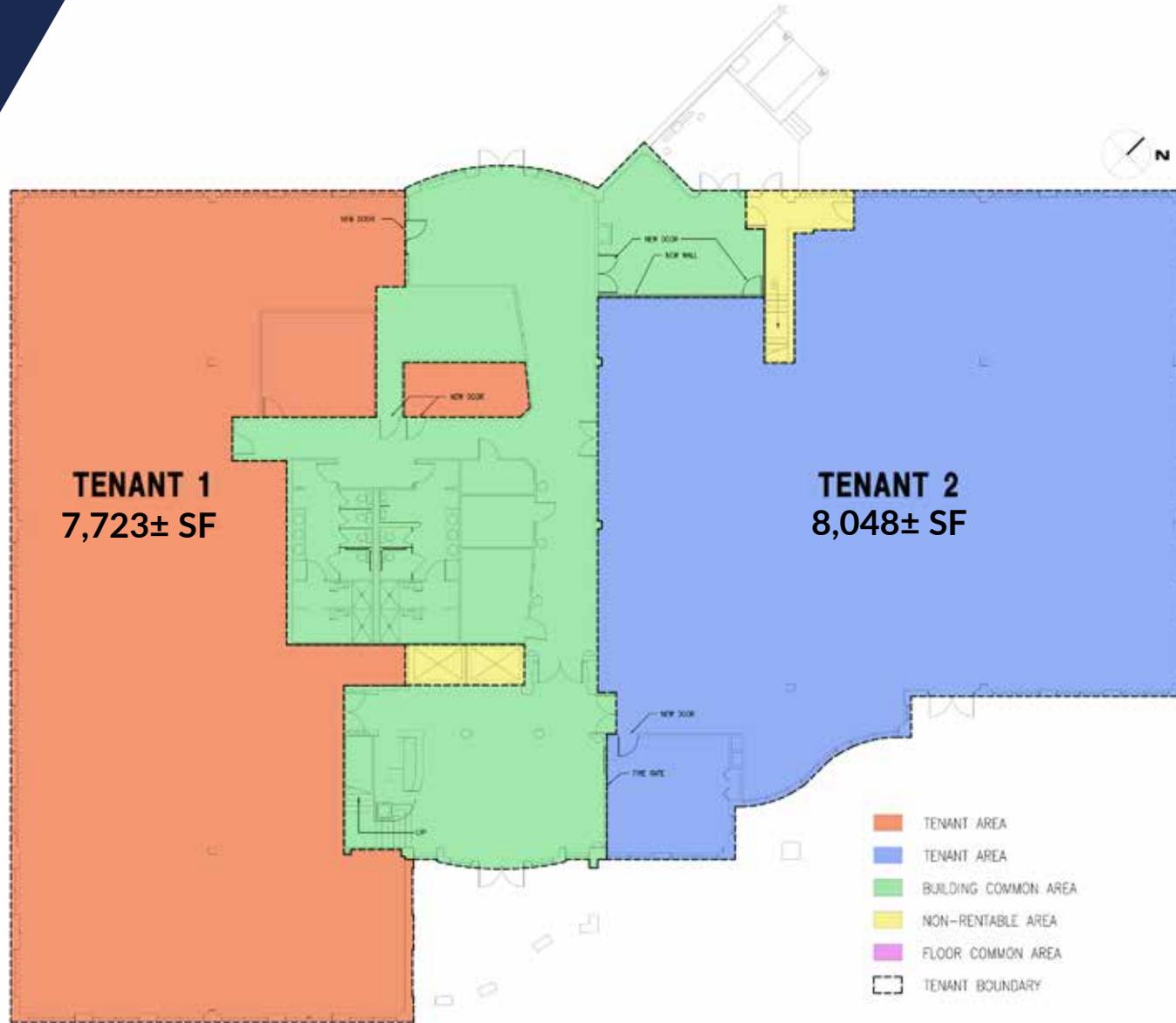
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# FLOOR PLANS

## FIRST FLOOR



# FLOOR PLANS

## THIRD FLOOR



Construction plan - Final layout may differ

**6 ASH-  
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SCARBOROUGH  
MAINE**



**CONTACT US**



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