

# FOR SALE/LEASE | CLASS A OFFICE SPACE

482 Payne Road | Scarborough, ME



**ONLY ONE FLOOR REMAINING!**



## 9,696± SF CLASS A OFFICE SPACE

- Join Granite Bay Medical the corner of at Payne and Cummings Roads on the South Portland/ Scarborough line
- Just off I-295 and I-95 with easy access to the Portland Int'l Jetport, Maine Mall and Downtown Portland
- Great signage options offer tenants excellent exposure
- Roof mounted photovoltaic system with solar panels

**SALE PRICE: \$8,725,000**

**LEASE RATE: \$15.00/SF NNN**



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# PROPERTY SUMMARY

482 Payne Road | Scarborough, ME



**OWNER:** Cowabunga LLC

**DEED:** Book 23998, Page 216

**ASSESSOR:** Map R037, Lot 041

**LOT SIZE:** 2.25± AC

**BUILDING SIZE:** 38,784± SF

**YEAR BUILT:** 1987

**CONSTRUCTION:** Steel frame

**FOUNDATION:** Slab

**STORIES:** Four

**ROOF:** Flat

**EXTERIOR:** Brick

**FLOORING:** Carpet/tile mix

**CEILINGS:** Drop ceilings

**LIGHTING:** Mix T-12 - T-5

**ELECTRICITY:** 3-phase, 200 amp

**HVAC:** Gas/electric fired water source closed loop heat pump above ceiling  
Roof mounted photovoltaic system with electricity-generating solar panels

**UTILITIES:** Municipal

**RESTROOM:** Separate men and women multi-stalls on each floor in the elevator lobby  
Third floor has seven single stalls

**SPRINKLER:** Wet system

**ELEVATOR:** One

**SIGNAGE:** On building and street pylon

**PARKING:** 157± in common with two egress points on Payne and Cummings Roads

**ZONING:** B-2 Regional Business

**PROPERTY TAXES:** \$56,744.47 (2023)

## EXISTING LEASES

**TENANT:** T-Mobile Cell Tower

**TENANT:** Granite Bay Medical

Financials and lease information available with signed confidentiality agreement

## RECENT AIR QUALITY UPGRADES

HVAC safety upgrades with maximum increase in fresh air, MERV 13 filter upgrades, REME Halos for ionization upon air release by units



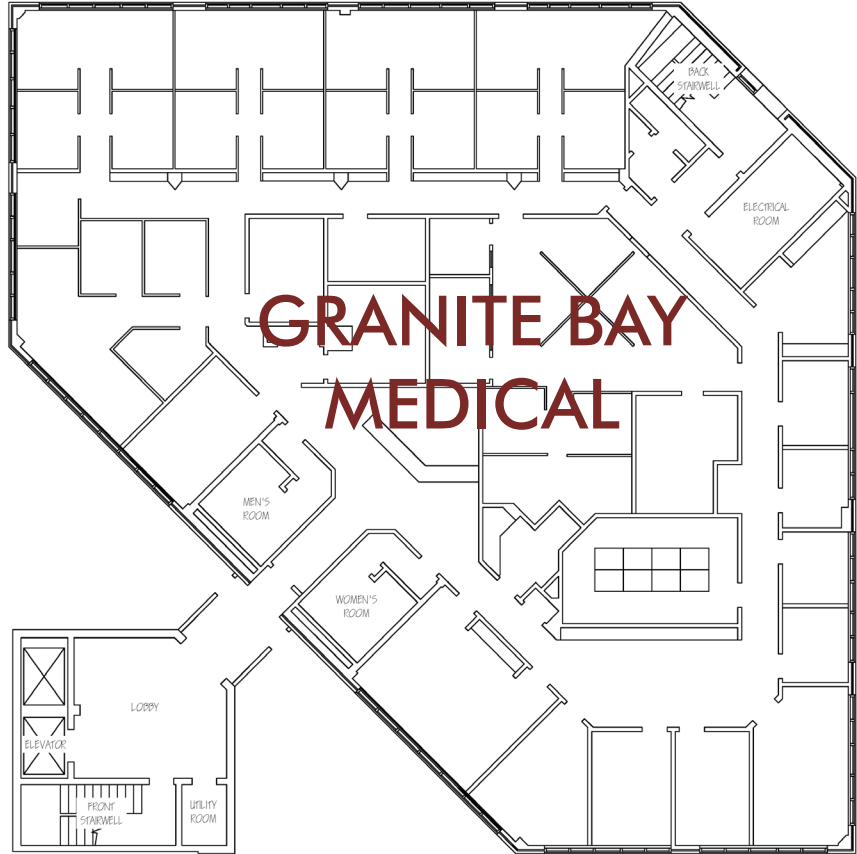
# FLOOR PLANS - 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR

482 Payne Road | Scarborough, ME



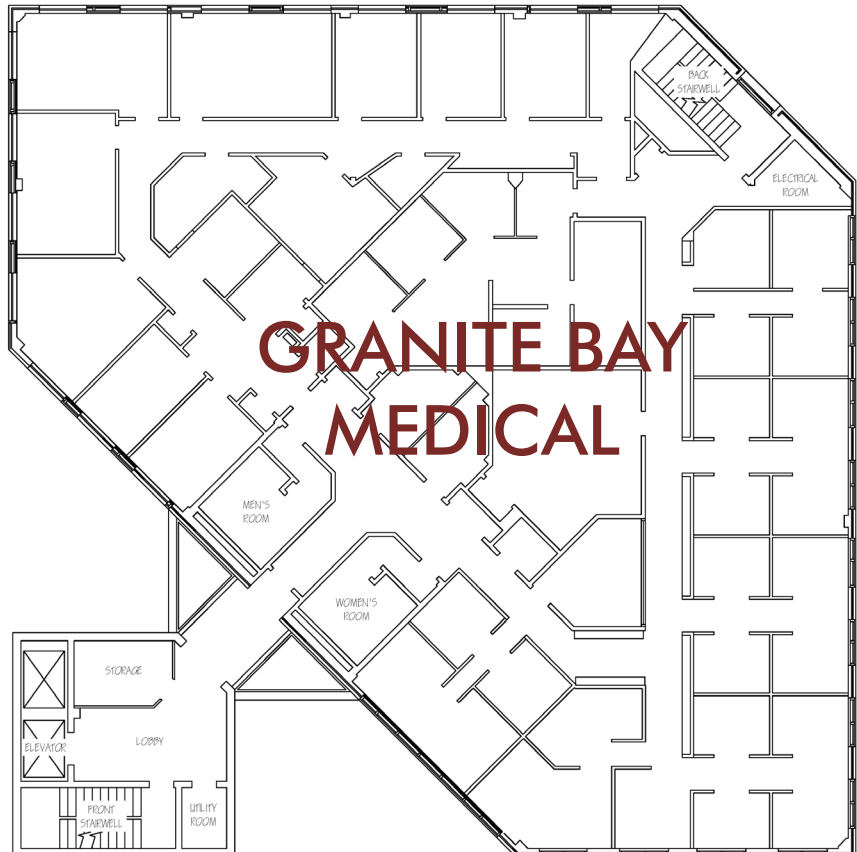
**1<sup>ST</sup> FLOOR - 9,107± SF**

**LEASED**



**2<sup>ND</sup> FLOOR - 9,696± SF**

**LEASED**



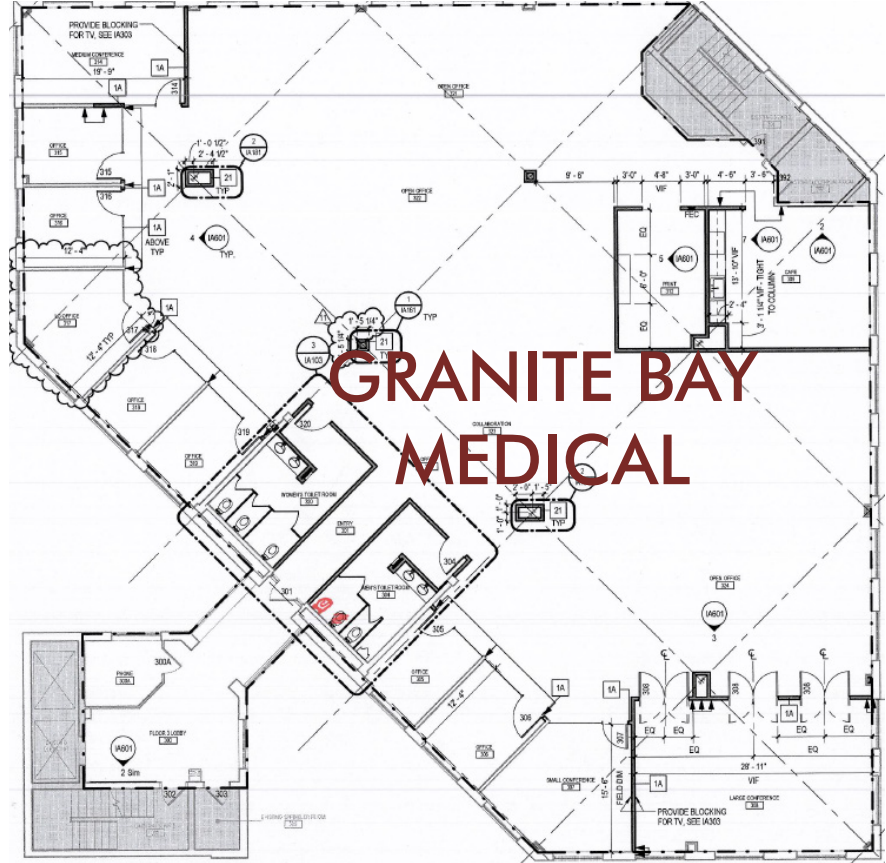
# FLOOR PLANS - 3<sup>RD</sup> & 4<sup>TH</sup> FLOOR

482 Payne Road | Scarborough, ME



**3<sup>RD</sup> FLOOR - 9,696± SF**

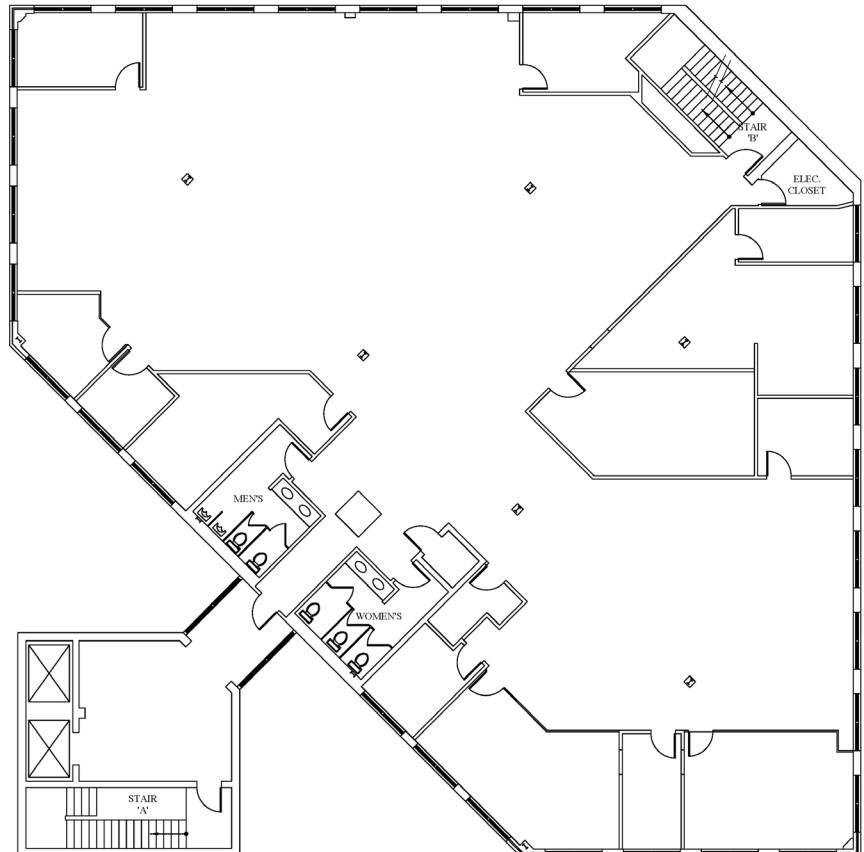
**LEASED**



**GRANITE BAY  
MEDICAL**

**4<sup>TH</sup> FLOOR - 9,696± SF**

**AVAILABLE**





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SUBJECT PROPERTY

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