



For Sublease

Class A Turnkey Office Space

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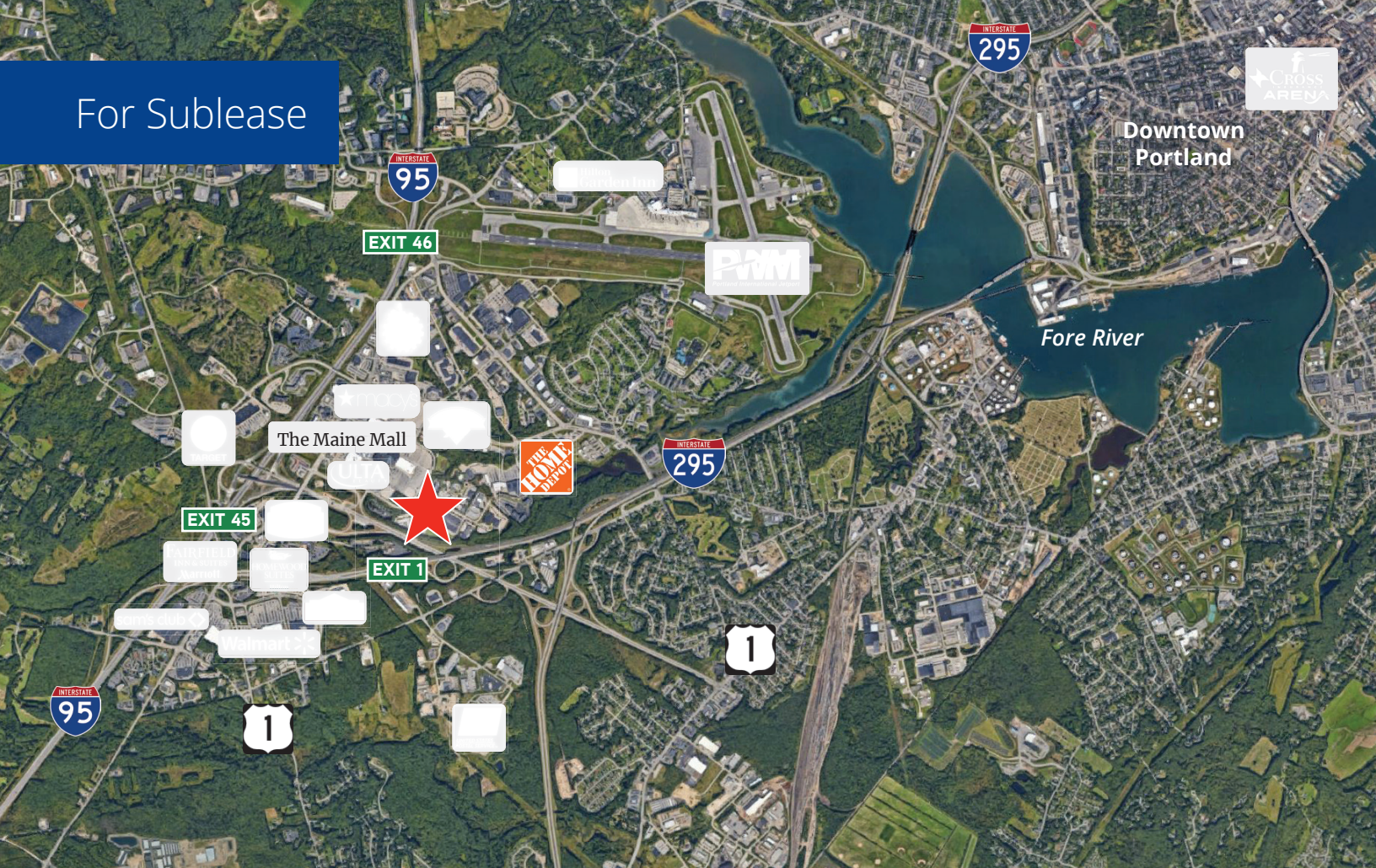
75 John Roberts Road South Portland, ME

Property Highlights

- 3,519± SF Class A office space is available for sublease at Eastern Mall Office Park, a suburban campus setting, in South Portland, ME
- Current layout includes 10-12 private offices and 24 cubicles
- State of the art furniture in place for new tenant's use; all furniture has standing station capabilities
- Tenant signage opportunity on the building
- 493 total parking spaces provide a parking ratio of approximately 5 spots per 1,000 SF
- Easy access to downtown Portland, minutes from the Maine Turnpike/I-95, I-295, and the Portland International Jetport

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Specifications

Address:	75 John Roberts Road
Location:	South Portland, ME 04106
Owner(s):	Robert Road Associates
Map/Lot:	75/5
Book & Page:	06803 & 292
Building Type:	Office
Year Built:	1998
Year Renovated:	2020
Total Building SF:	31,376±
Available SF:	3,519*± (Building C)
Utilities:	Public water & sewer; natural gas
Zoning:	Maine Mall
Parking:	Ample on-site
Sublease Term:	6/30/2026
2023 NNN Expenses:	\$6.20 PSF
Sublease Rate:	\$15.00 NNN

*Tenants prorata share of bathrooms added to SF once demised



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Floor Plan



SDX-1

THIS IS LAYER:	
—	ZERO
—	1 A-AREA SPACE
—	1 A-AREA FLOOR
—	1 A-AREA RM
—	1 COPIERS
—	1 CORE
—	1 FURNITURE
—	1 PRIVATE OFFICE
—	1 WORKSTATIONS

Available Space