

# FOR LEASE

## Office Space

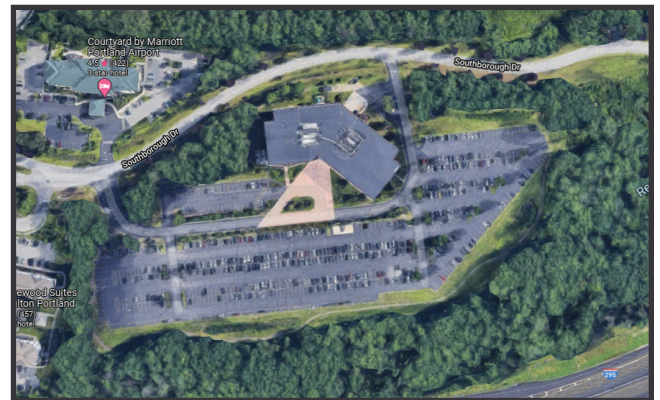
3,500 - 68,303± SF



## 300 Southborough Drive, South Portland

### Property Highlights

- *Class A office space*
- *Direct access to Maine Turnpike/I-95 & I-295*
- *Ample, on-site parking*
- *Professionally managed property*
- *Amenities include: bike storage and furnished outside patio area*



### Property Description

We are pleased to offer up to 68,303± SF of Class A office space for lease at 300 Southborough Drive in South Portland, Maine. The space is subdividable down to 3,500± SF and offers flexible floor plans for both open office and private office plan needs. The Landlord will renovate to suit based on a tenant's specific needs. There are two (2) hotels and a full service restaurant (Sebago Brewing Company) within the business park. Suites may be delivered fully furnished, if required.

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## Property Overview

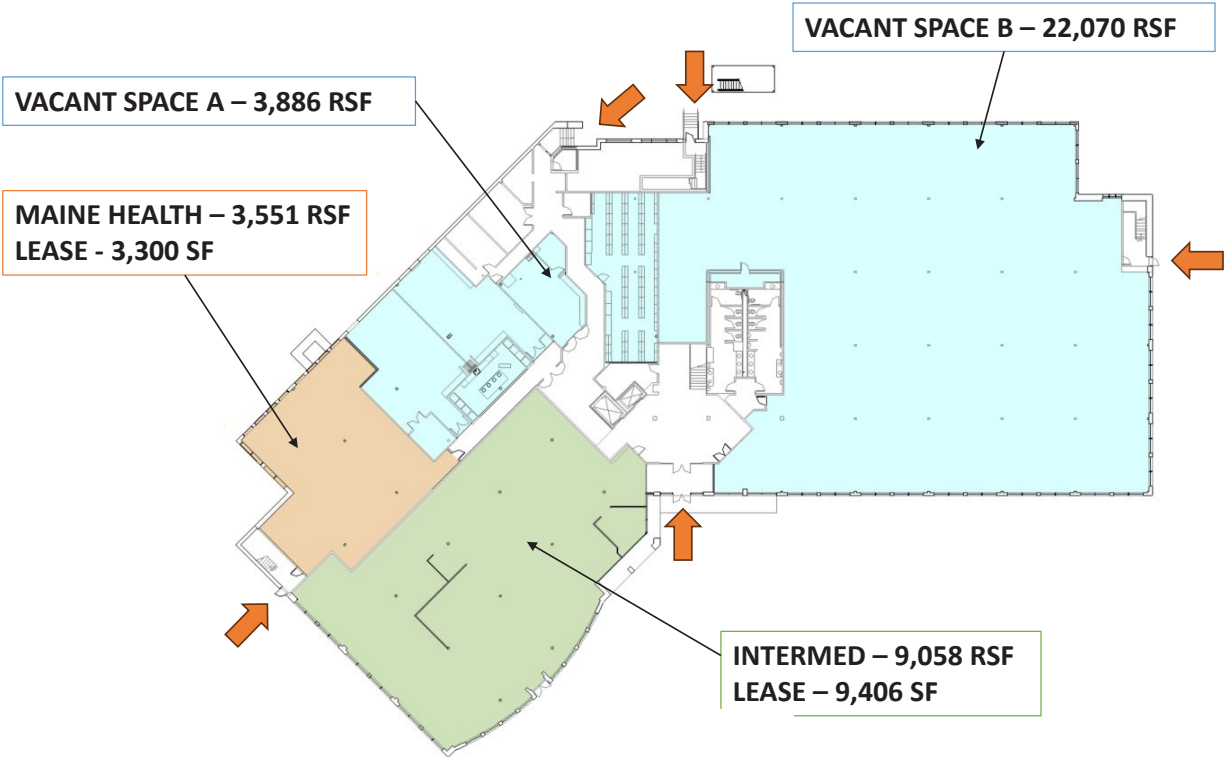
Owner	Metro 300, LLC	
Building Size	121,152± SF	
Space Breakdown	1st Floor	22,070± SF
	1st Floor	3,886± SF
	3rd Floor	42,347± SF
	*Subdividable down to 3,500± SF	
Available Space	68,303± SF	
Site Size	19± acres	
Year Built	1987	
Number of Stories	Three (3)	
Assessor's Reference	Map 82, Lot 3	
Deed Reference	Book 26997, Page 151	
Zoning	IL	
Taxes	\$226,862.16	
Building Construction	Steel frame, brick	
Roof	Rubber membrane, 6 years old	
HVAC	Natural gas-fired, forced hot air - multiple roof top units	
Utilities	Public water and sewer, natural gas, electricity, and cable	
Loading Dock	Two (2)	
Elevators	Three (3) passenger elevators	
Bathrooms	Multi-stalled, two (2) per floor - Class A finishes	
Parking	635 on-site parking spaces (5.47 spaces/1000 SF)	
Tenants	MaineHealth, InterMed, and Gorrill Palmer	
Location	Location offers direct access to the Maine Turnpike/I-95 and I-295. The site is near all Maine Mall area amenities and is within 2 miles of the Portland International Jetport.	
Signage	Pylon signage at building entrance	
Furniture	Landlord has access to modern office furniture which may be included	

**FOR LEASE : \$14.00/SF NNN**



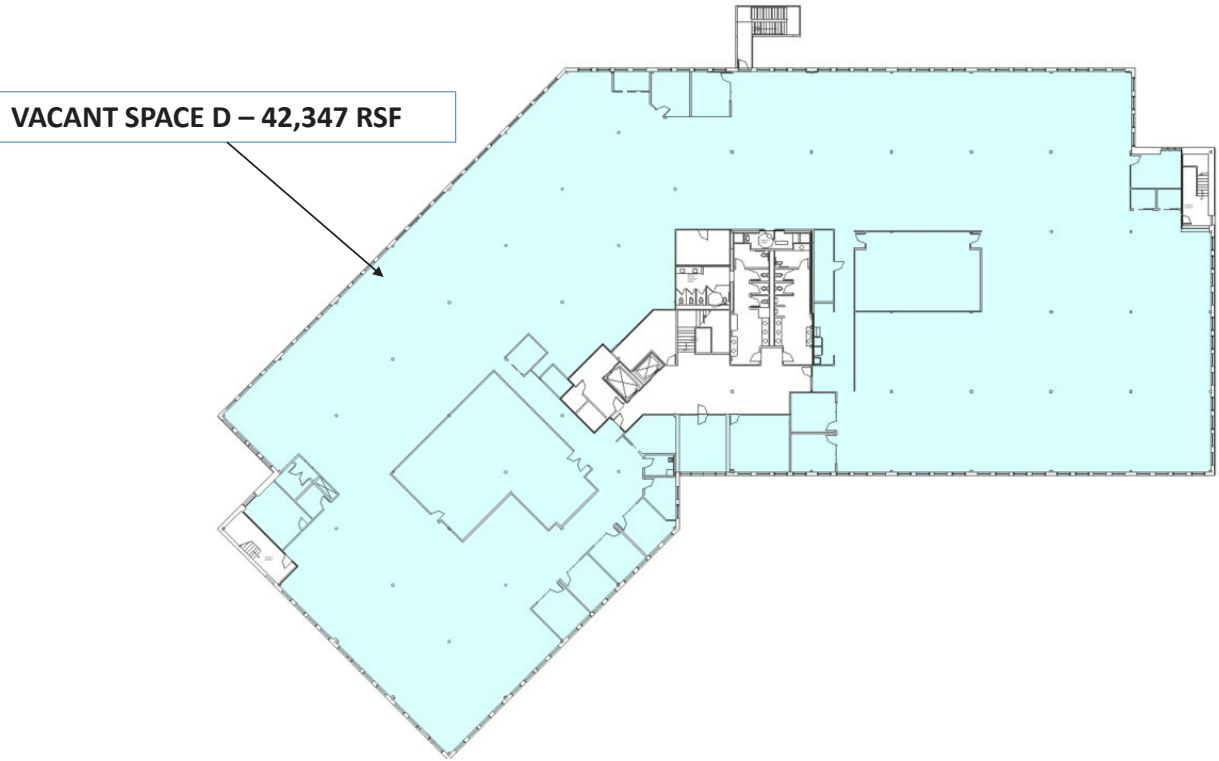
300 SOUTHBOROUGH DRIVE  
SOUTH PORTLAND, MAINE

1<sup>ST</sup> FLOOR RENTABLE SQUARE FOOTAGE



300 SOUTHBOROUGH DRIVE  
SOUTH PORTLAND, MAINE

3<sup>RD</sup> FLOOR RENTABLE SQUARE FOOTAGE





# 300 Southborough Drive



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.