

**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 building with remarkable amenities, a well-established location within I-95 visibility and an abundance of on-site parking.

- 54,161± SF of office space on three floors (entire building)
- The available space consists of a mixture of private offices and modern open areas along with reception, conference rooms, break rooms, a fitness room and more.
- Class A finishes throughout with an abundance of natural light
- Includes on-site parking - approximately 4.5 spaces per 1,000 SF
- FF&E: All furniture, fixtures and equipment on the second and third floors are available for use by a tenant(s) who leases space.
- 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 second and 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

OWNER OF RECORD	Ashley Drive Development, LLC
BUILDING SIZE	54,161± SF
LAND AREA	6.19±AC
AVAILABLE SPACE	1st Floor: 16,669± SF 2nd Floor: 19,028± SF 3rd Floor: 18,464± SF Total: 54,161± SF (Entire Building)
AVAILABILITY DATE	1st Floor: 07/01/2023 2nd & 3rd Floors: 12/01/2022
ZONING	B-2 (General Business District)
MAP/LOT	Map R038, Lot 1110
YEAR BUILT	1990
HVAC	Gas-fired boilers supplemented with water source heat pumps throughout the building
UTILITIES	Fiber optic service to the building Municipal sewer and water
ELEVATORS	Two (2)
HANDICAPPED ACCESSIBLE	Yes
SPRINKLERS	Yes, wet system throughout
PARKING	241 on-site parking spaces in common with other tenants. Approximately 4.5 spaces per 1,000 SF
LEASE RATE	\$15.00/SF NNN
REAL ESTATE TAXES (EST)	\$1.44/SF
NNN EXPENSES (EST.)	\$5.14/SF (Excludes premises electricity, cleaning/trash removal, heating & cooling)

PROPERTY PHOTOS



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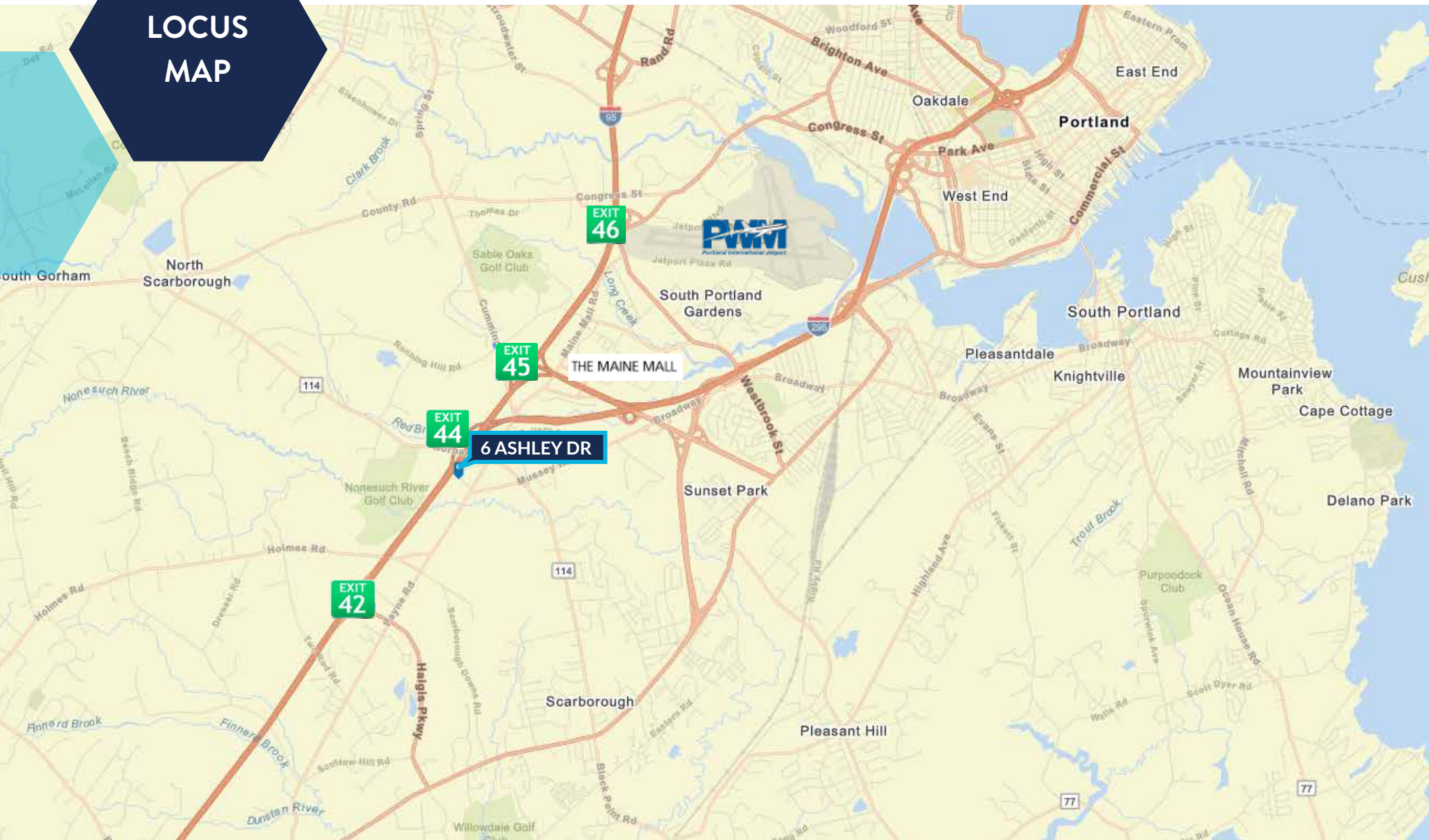


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LOCUS MAP



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FLOOR PLANS

FIRST FLOOR

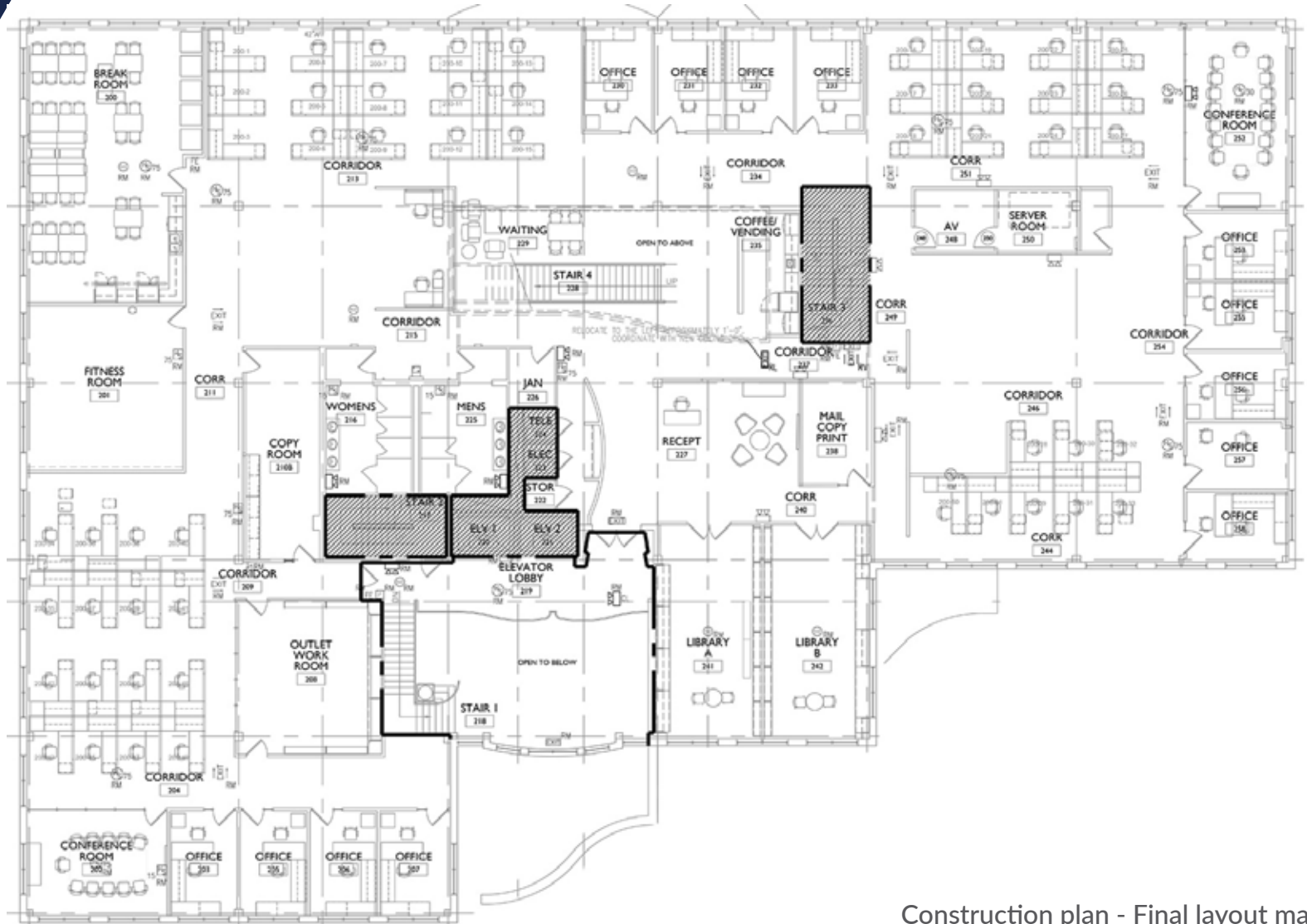


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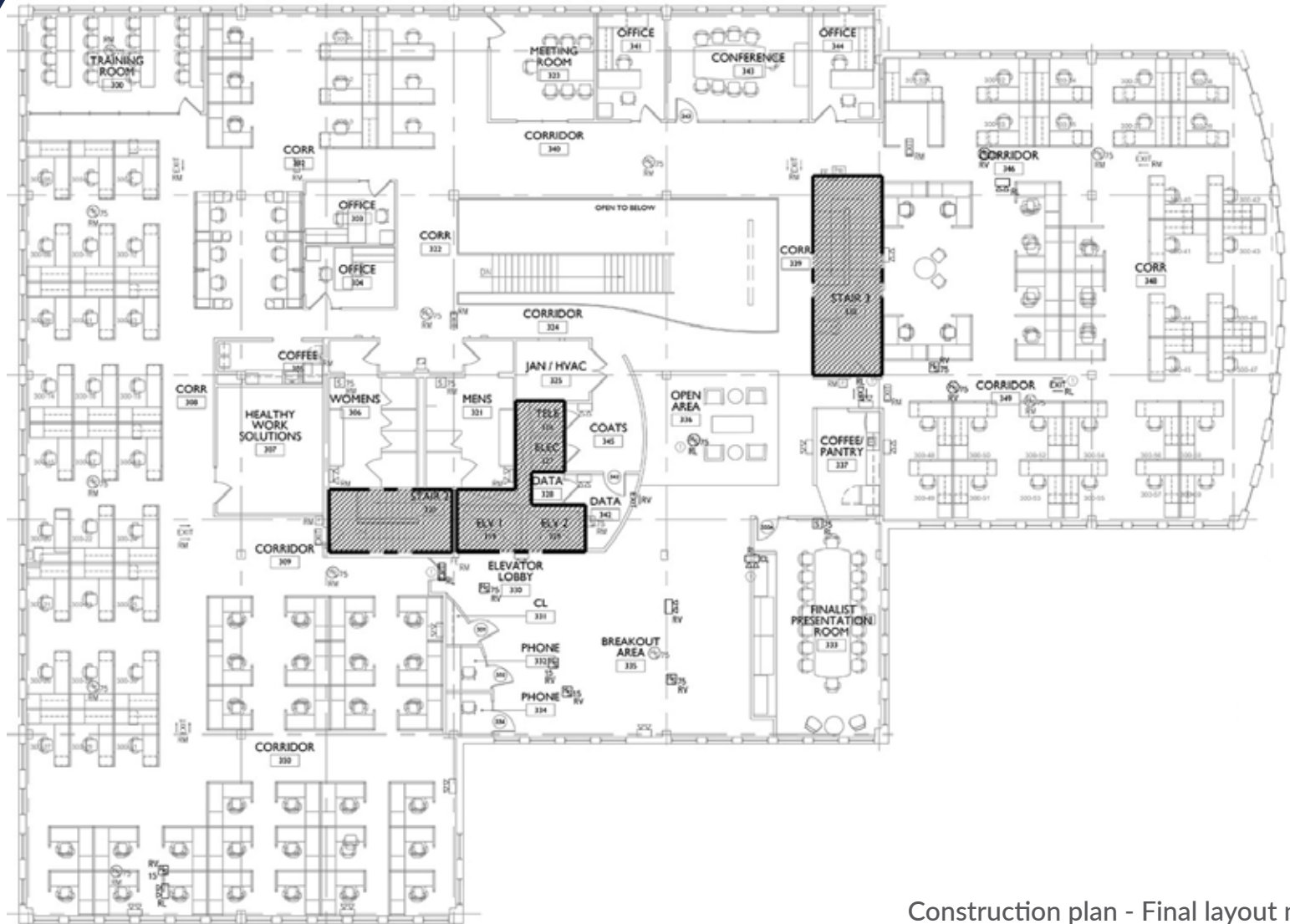
SECOND FLOOR



Construction plan - Final layout may differ

FLOOR PLANS

THIRD FLOOR



Construction plan - Final layout may differ

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ASHLEY DRIVE
SCARBOROUGH
MAINE



CONTACT US



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