FOR SUBLEASE • SERVICE/OFFICE

246 US Route One • Scarborough, ME

MALONE
COMMERCIAL BROKERS







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3,066± SF SERVICE/OFFICE SPACE

- Exceilent opportunity to sublease space at reasonable market rates
- Currently configured for a children's play place, it has high ceilings and open floor plan, ample natural sunlight, kitchenette with some office spaces built out
- Existing equipment can stay in place for a new tenant, if interested
- Highly visible signage on busy US Route One at Scarborough's busiest corners
- Sublease through July 31, 2032 with one additional five-year option

LEASE RATE: $17.75/SF NNN

PROPERTY SUMMARY

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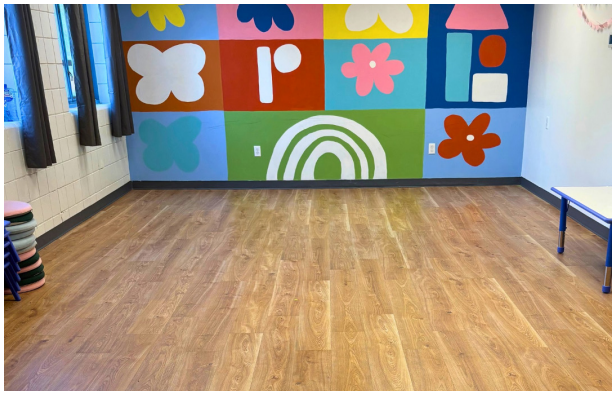
Site Info

OWNER:	Firehouse Ventures LLC
SUBLANDLORD:	Raise Maine LLC
DEED:	Book 2897 Page 122
ASSESSOR:	Map 43 Lot 56
LAND:	2.58± AC
SIGNAGE:	On street pylon and building
PARKING:	Ample on-site parking
ROAD FRONTAGE:	467′
TRAFFIC COUNT:	28,300 AADT
ZONING:	Flexible TVC Town & Village Ctr

Building Info

BUILDING SIZE:	20,375± SF
AVAILABILITY:	3,066± SF
YEAR BUILT:	1989 (renovated 2022)
CONSTRUCTION:	Brick and masonry
SIDING:	Brick
FOUNDATION:	Concrete slab
FLOORING:	Wood
CEILING HEIGHT:	16′±
ELECTRICITY:	208/120/3-phase
HVAC:	Rooftop units, supplemental cooling for UPS/servers
UTILITIES:	Municipal water/sewer
RESTROOM:	Three in suite
SPRINKLER:	Wet system
ELEVATOR:	Yes
SECURITY:	Electric key pads





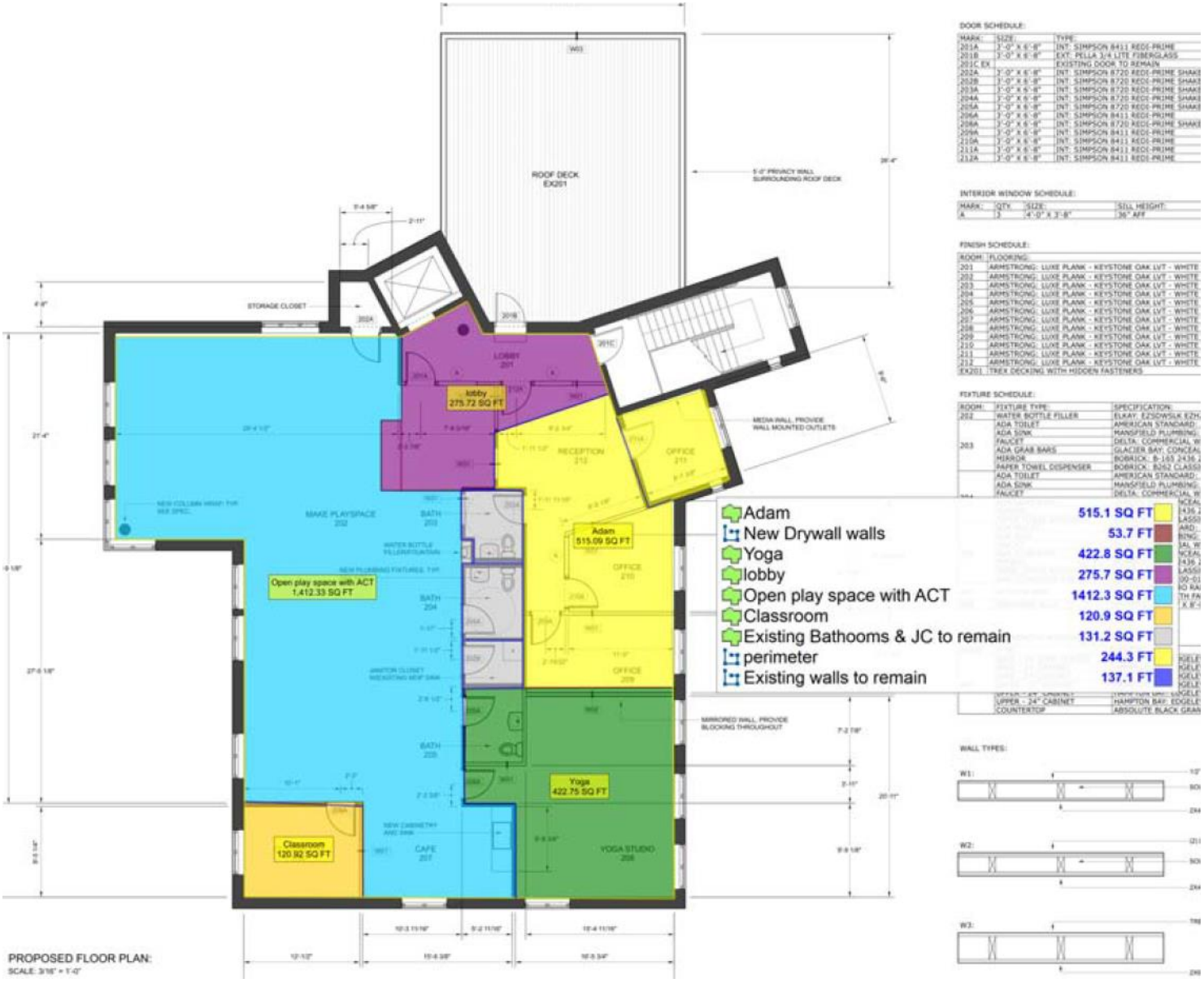




FLOOR PLAN

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LOCATION MAP

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NEARBY

DINE

SHOP

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