FOR LEASE | ATLANTIC PLACE COMMERCE CENTER

311 DARLING AVE, SOUTH PORTLAND, ME 04106



Atlantic Place
Commerce Center

Owned and professionally managed by:

THE RAM COMPANIES

PROPERTY HIGHLIGHTS

Office suites available for lease in one of Maine's premier suburban office parks. Recently under new ownership, completed owner-funded improvements include new sidewalks, landscaping, new signage, repaved parking area, upgraded exterior and security lighting, replacement of roof top air conditioning units, roof repairs, electric vehicle charging stations, and updated interior common areas.

- Located near the Maine Mall and easily accessible from I-295 and the Maine Turnpike with close proximity to Portland Jetport, Downtown Portland
- 1,089± SF - 2,895± SF office space available for lease
- Offering $25.00/SF TI Allowance
- Professionally-managed property
- Convenient, free, on-site parking (5.00 per 1,000 SF)

LEASE RATE: $17.00/SF NNN

THE BOULOS COMPANY

ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

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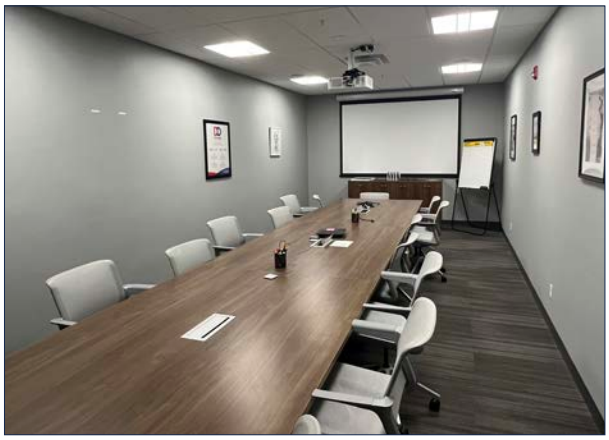
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PROPERTY DETAILS

OWNER	Atlantic Place Commerce Center, LLC
ASSESSOR'S REFERENCE	Map 67, Lot 9
DEED REFERENCE	Book 39128, Page 247
YEAR BUILT	1979; renovated 2022
BUILDING SIZE	72,490± SF
SPACE AVAILABLE	Building A, Suite 13: 2,242± SF Building A, Suite 16: 1,089± SF Building B, Suite 40: 2,407± SF Building C, Suite 75: 2,895± SF
LOT SIZE	8.58± Acres
ZONING	CCR (Central and Regional Commercial District)
HVAC	Central HVAC (renovated 2022)
UTILITIES	Municipal water & sewer
SPRINKLERS	Yes, wet system
CURRENT TENANTS	Maine Behavioral Health, Total Mortgage, Interim Healthcare, Beacon Hospice, and others.
PARKING	5 spaces/1,000 SF
LEASE RATE	**$17.00/SF NNN**
NNN EXPENSES	$7.85/SF





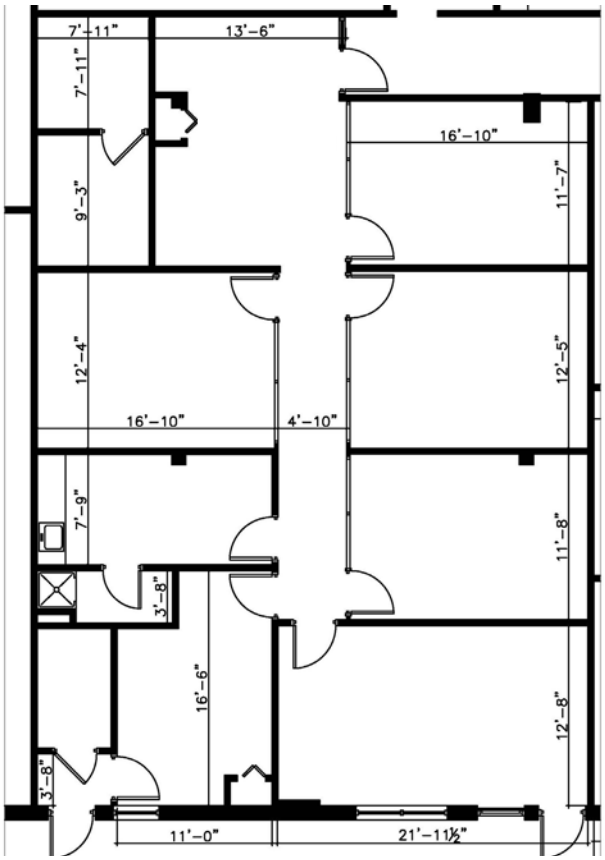




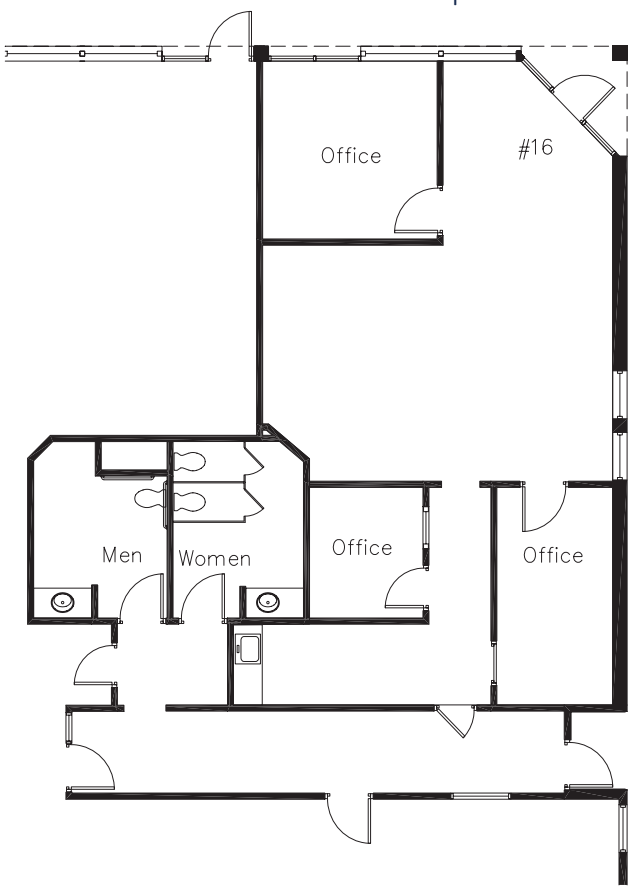
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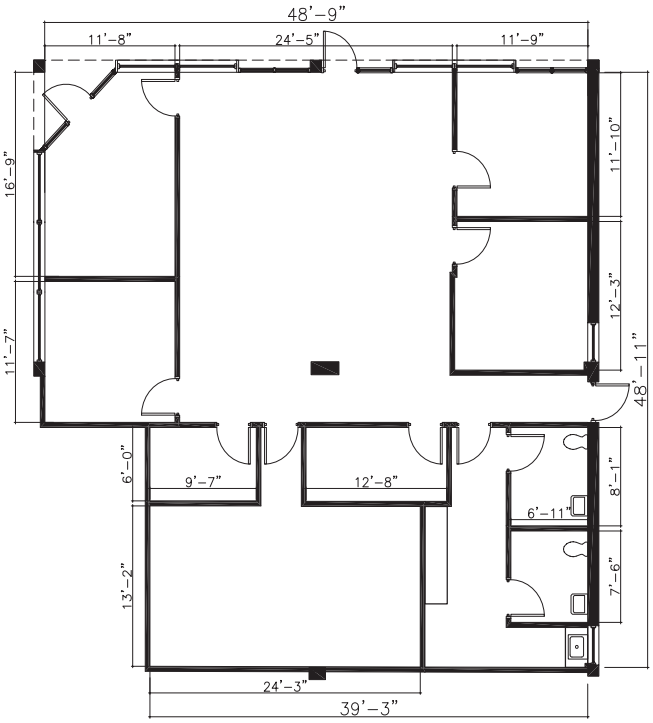
FLOOR PLAN BUILDING A | SUITE 13



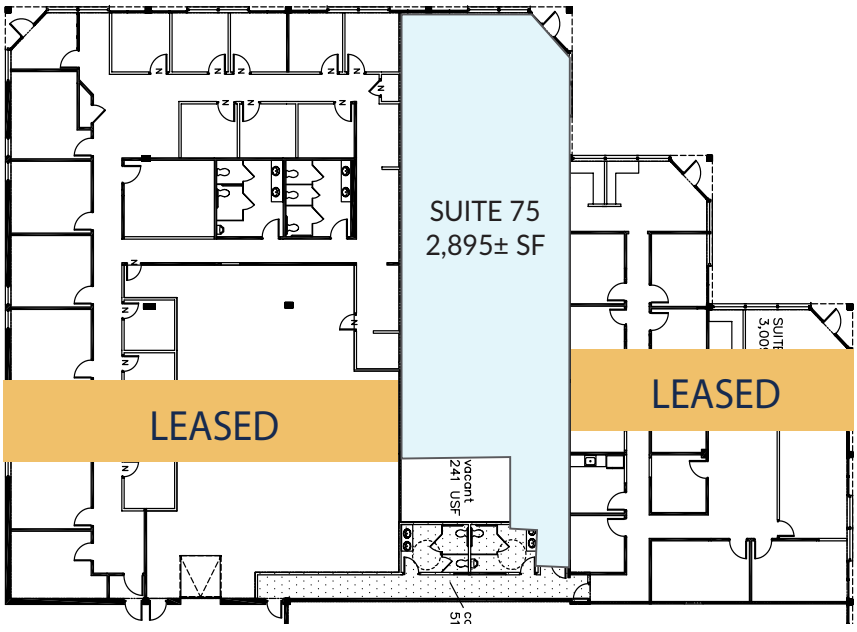
FLOOR PLAN BUILDING A | SUITE 16



FLOOR PLAN BUILDING B | SUITE 40



FLOOR PLAN BUILDING C | SUITES 75



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CONTACT



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THE BOULOS COMPANY

Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.