



FOR LEASE

EASTERN MALL OFFICE PARK

75 JOHN ROBERTS RD, BUILDING A
SOUTH PORTLAND, ME 04106



- 3,776 - 8,114± SF Class A office space in Building A at Eastern Mall Office Park in South Portland. The development is located just minutes from I-295, the Portland International Jetport, and the Maine Turnpike.
- The available space also includes a flex spaces with an overhead door.
- Eastern Mall Office Park offers easy accessibility to downtown Portland, the Maine Turnpike and I-295, a suburban campus setting, ample on-site parking and tenant signage rights on the building. The surrounding area boasts several large office park developments as well as a host of retail stores and national chain restaurants.
- Eastern Mall Office Park is home to a variety of successful businesses including USI, MMC - Pediatrics, Sebago Technics, Canon Solutions, QC Kinetix and others.
- Eastern Mall Office Park's attractive and efficient single-story design offers signage opportunities and an abundance of parking at Tenant's door.
- 493 spaces provides parking of approximately 5 spaces per 1,000 SF.

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PROPERTY DETAILS

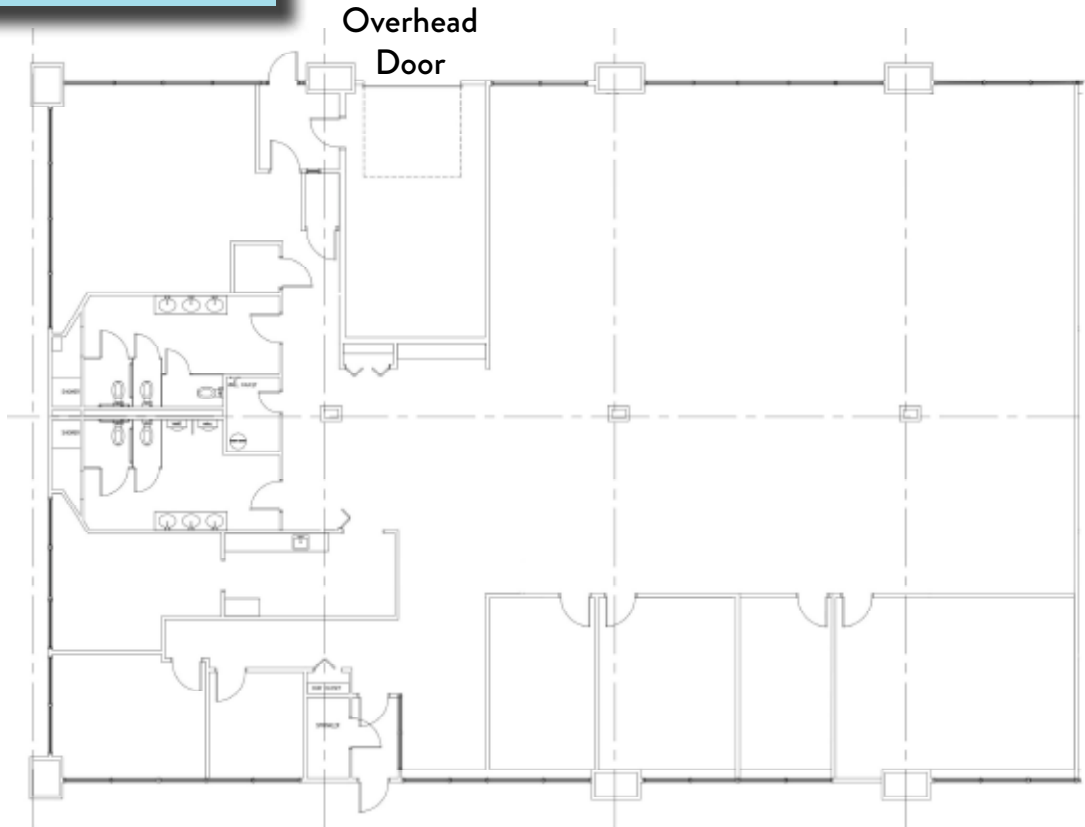
OWNER OF RECORD	Roberts Road Associates
BUILDING SIZE	36,972± SF
AVAILABLE SPACE	3,776 - 8,114± SF
CURRENT LAYOUT	Four (4) private offices, two (2) conference rooms, large kitchen and break room, separate men's and women's restrooms with showers, large open space and flex space with overhead door
ZONING	IL - Light Industrial
HVAC	Natural gas RTUs
UTILITIES	Municipal water/sewer
RESTROOMS	Separate men's and women's restrooms
PARKING	Abundant, approximately 5 spaces per 1,000 SF
LEASE RATE	\$16.95/SF NNN
R.E. TAXES	\$2.38/SF (Est.) \$4.31/SF (Est.)
CAMS	Excludes premises electricity, cleaning/trash removal, heating and cooling.
EASTERN MALL OFFICE PARK TENANTS	USI, MMC Pediatrics, Sebago Technics, Canon Solutions, QC Kinetix and others.
LOCATION	Conveniently located close to the Portland Jetport, Maine Turnpike, I-295 and the amenities of the Maine Mall area, with frontage on John Roberts Road.



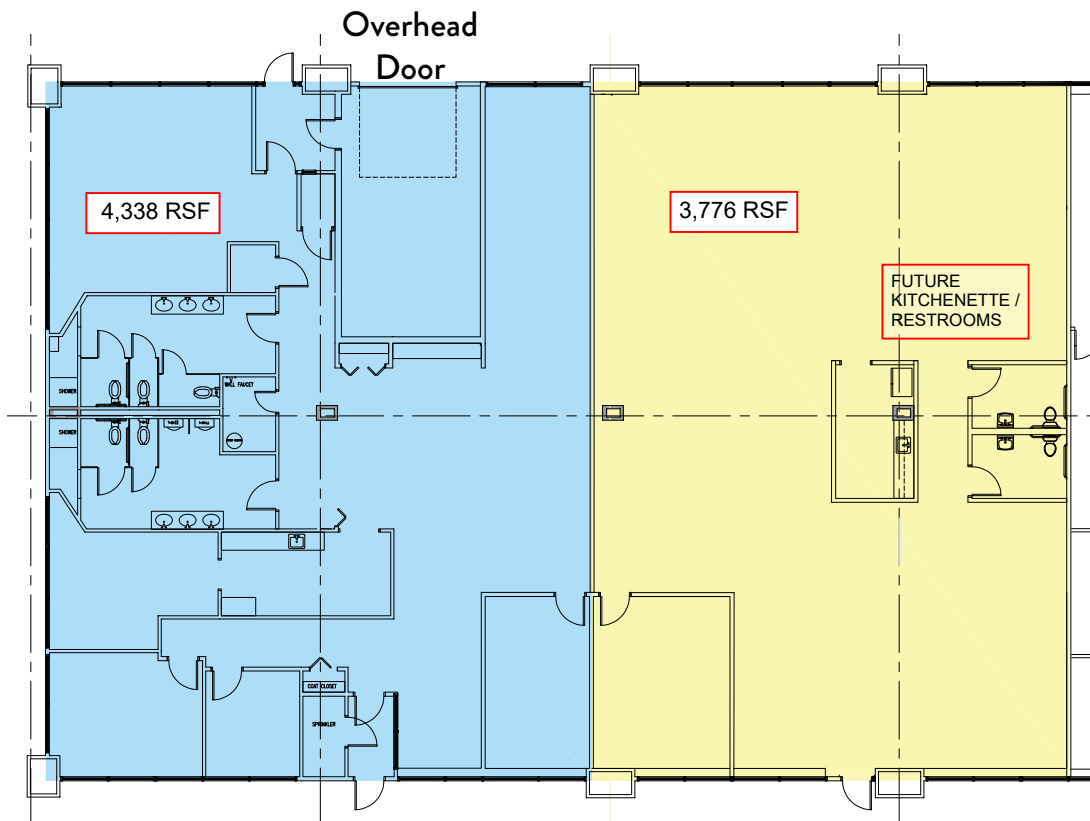


FLOOR PLANS

**EXISTING
CONDITION**



**POSSIBLE
SUBDIVISION**



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SITE



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