

FOR LEASE | CLASS A OFFICE SPACE

707 SABLE OAKS DRIVE, SOUTH PORTLAND, ME 04106



PROPERTY HIGHLIGHTS

- Class A office building in Sable Oaks Office Park offering beautiful finishes throughout.
- The building has maintained its Energy Star label since 2012 indicating that it measurably costs less to operate and occupy, and has an improved quality of the environment.
- Motivated landlord wants to get deals done!



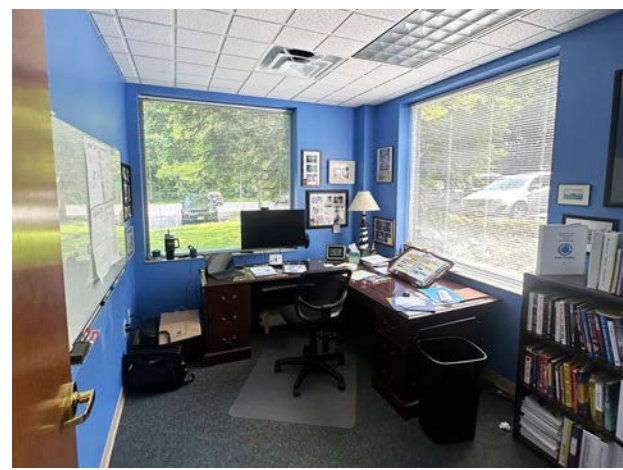
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PROPERTY DETAILS

BUILDING SIZE	66,000± SF
AVAILABLE SPACE	4,334± SF (Suite 040)
NO. OF STORIES	Four (4)
YEAR BUILT	1992
LOT SIZE	4.89± Acres
ASSESSOR'S REF	Map 69, Lot 9
ZONING	CS - Suburban Commercial
EXISTING TENANTS	GSA, LifeStance, MMC-Guy Carpenter, Pine Harbor Advisors, TRSS Wealth Management, GZA
PARKING	233 on-site spaces
UTILITIES	Municipal gas, electricity, water and sewer Electricity for lights, plugs and HVAC Distribution Fan is separately metered.
HVAC	Gas-fired heat with electric A/C included in base year rent, but HVAC Distribution Fan is separately metered as part of electrical expenses.
SPRINKLER	Yes, wet system
ELEVATOR(S)	Two (2)
SIGNAGE	Negotiable, and may include roadside directory and interior building directories.
PARK AMENITIES	Sheraton at Sable Oaks and Holiday Inn Express
LEASE RATE	\$21.00/SF MG



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FLOOR PLANS Ground Floor - Suite 040



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