

FOR LEASE • OFFICE SPACE

250 US Route One • Scarborough, ME



1,316± SF OFFICE BUILDING

- Available June 1, 2026
- Excellent visibility on Route One in Scarborough with traffic counts of 14,010± cars/day (AADT, 2022)
- Easily accessible from Route 1 and I-95
- Ample parking on-site

LEASE RATE: \$2,750/MONTH MG



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PROPERTY SUMMARY

250 US Route One • Scarborough, ME



Site Info

OWNER:	Shamrock Management LLC
DEED:	Book 26892, Page 274
ASSESSOR:	Map U043, Lot 055
LOT SIZE:	0.24± AC
SIGNAGE:	Pylon on US Route 1
PARKING:	Ample on-site
ZONING:	RPO - Res. Professional Office
TRAFFIC COUNT:	14,010± cars/day (AADT, 2022)



Building Info

BUILDING SIZE:	1,316± SF
YEAR BUILT:	1962
CONSTRUCTION:	Wood frame
ROOF:	Shingle
FLOORING:	Carpet & wood
HVAC:	Forced Air, Oil; Central
UTILITIES:	Public water & sewer
RESTROOM:	One (1)
SPRINKLER:	No
LEASE RATE:	\$2,750/month MG



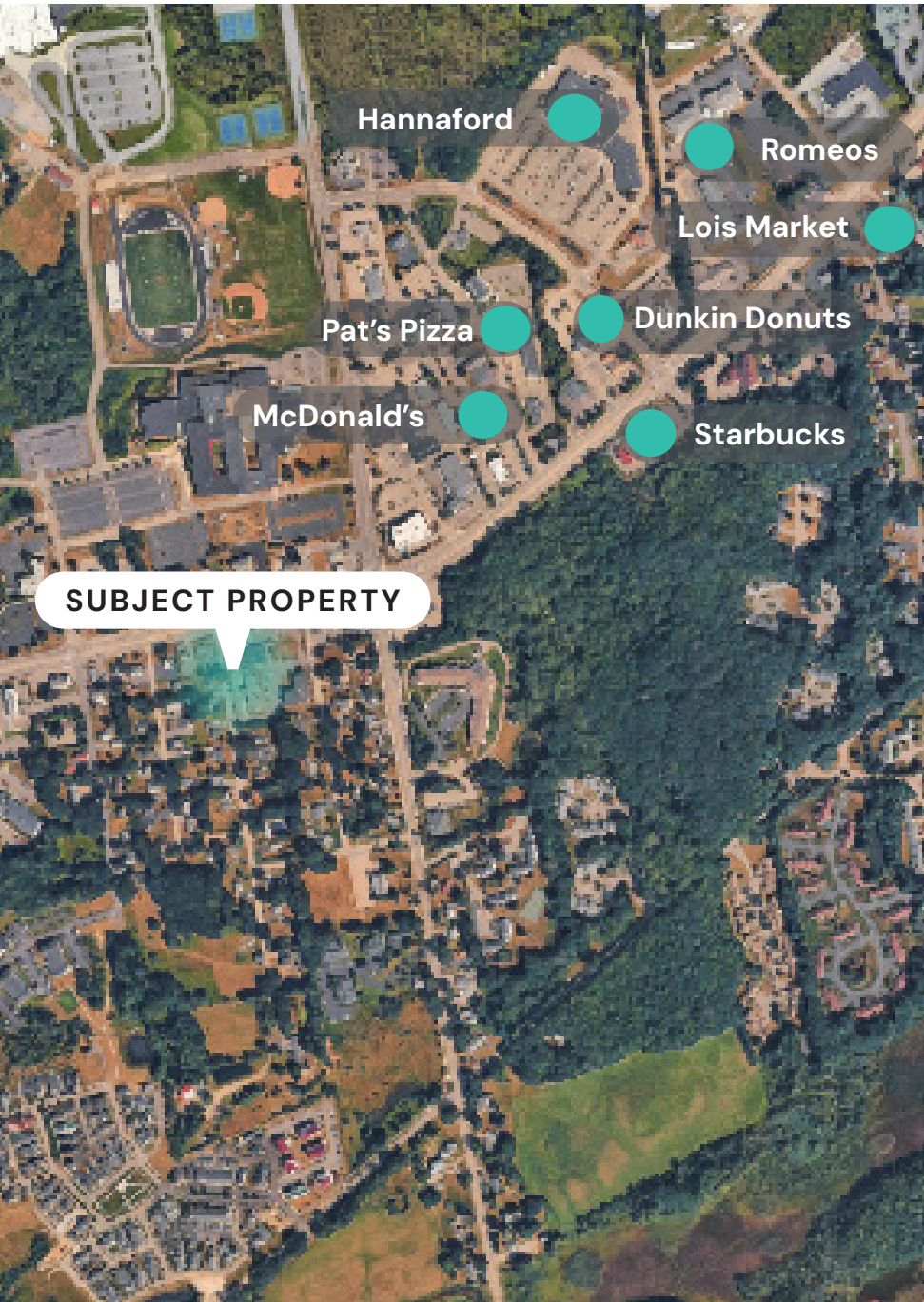
PHOTOS

250 US Route One • Scarborough, ME



LOCATION MAP

250 US Route One • Scarborough, ME



NEARBY

DINE



SHOP



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