

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
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 RATES	\$21.00-\$23.00/SF MG Refer to Suite Availability table on next page.



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SUITE AVAILABILITY & LEASE RATES

FLOOR	SUITE #	SIZE (SF)	LEASE RATE	AVAILABILITY
LL	040	4,334± SF	\$21.00/SF MG	Immediately
2	250	5,548± SF	\$23.00/SF MG	Immediately
3	330	2,001± SF	\$23.00/SF MG	Immediately

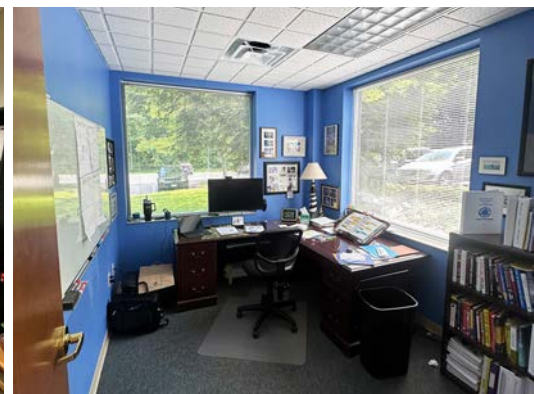
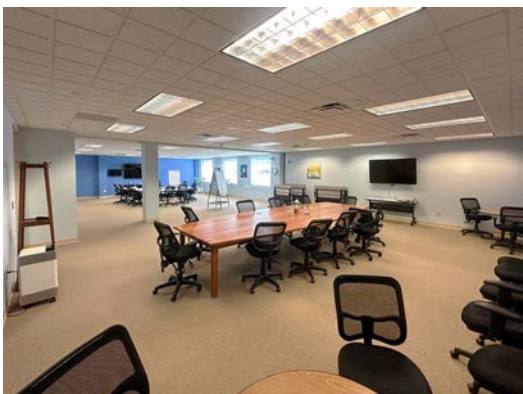


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FLOOR PLANS Ground Floor - Suite 040

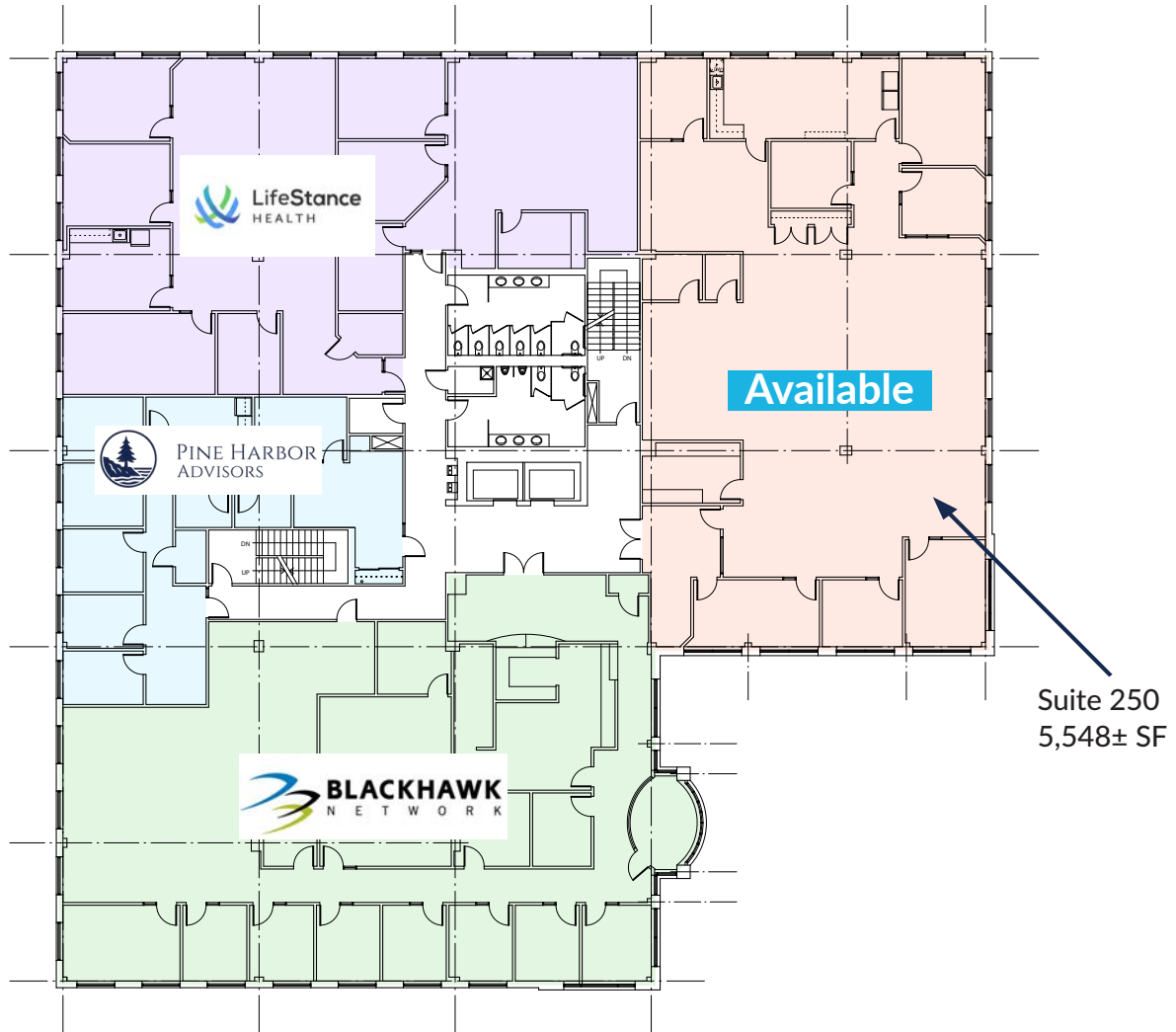


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FLOOR PLAN Second Floor - Suite 250

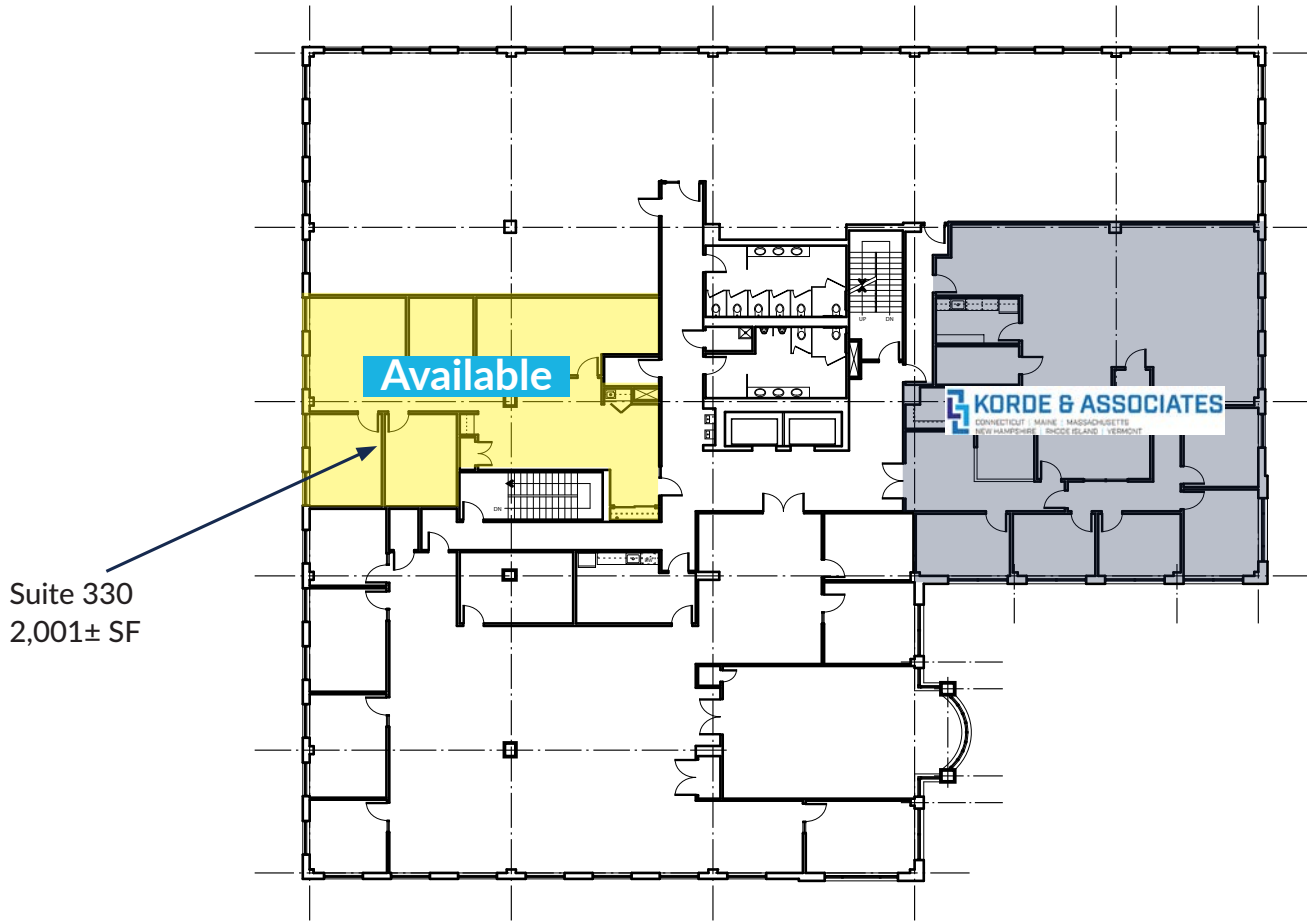


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FLOOR PLAN Third Floor - Suite 330



NOTE: THIS PLAN IS BASED ON FIELD MEASUREMENT OF EXISTING CONDITIONS. VERIFY EXISTING LOCAL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE BEGINNING ANY WORK ON THE BUILDING.



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AERIAL VIEWS



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707 Sable Oaks



THE MAINE MALL
A GCP PROPERTY

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