

FOR LEASE | CORPORATE HEADQUARTERS

2 GANNETT DRIVE, SOUTH PORTLAND, 04106



PROPERTY HIGHLIGHTS

We are pleased to offer 217,672± SF of Class A office space for lease at 2 Gannett Drive in South Portland.

- Class A Corporate Headquarters opportunity
- 17.8± AC site, inclusive of 960± parking spaces
- Fitness center, commercial kitchen, and loading doors
- Separate storage/warehouse buildings (7,941± SF)
- Close proximity to I-295, I-95, the Maine Mall, and Portland International Jetport
- Located in South Portland's IL (Light Industrial) Zoning District

LEASE RATE: See broker for details





PROPERTY DETAILS

OWNER	WIM Core Portfolio, LLC
ASSESSOR'S REF	84-7
LOT SIZE	17.8± AC
LOT FRONTAGE	578' on Cummings Road 518' on Running Hill Road
TRAFFIC COUNT	15,370 AADT (2025) on Cummings Road 7,230 AADT (2025) on Running Hill Road
ZONING	IL - Light Industrial
YEAR BUILT	1991
STORIES	Six (6)
BUILDING SIZE	209,731± SF plus 7,941± SF of separate storage/warehouse
SPACE AVAILABLE	217,672± SF
DATE AVAILABLE	July 2027
PARKING	960± spaces
INTERNET	Spectrum
UTILITIES	Separately Metered
WATER & SEWER	Municipal
POWER	480V / 3 Phase
SPRINKLERS	Wet system
RESTROOMS	Ample
AMENITIES	Fitness center, commercial kitchen, loading doors, separate storage/ warehouse
NNNs	\$9.00/SF
LEASE RATE	See broker for details

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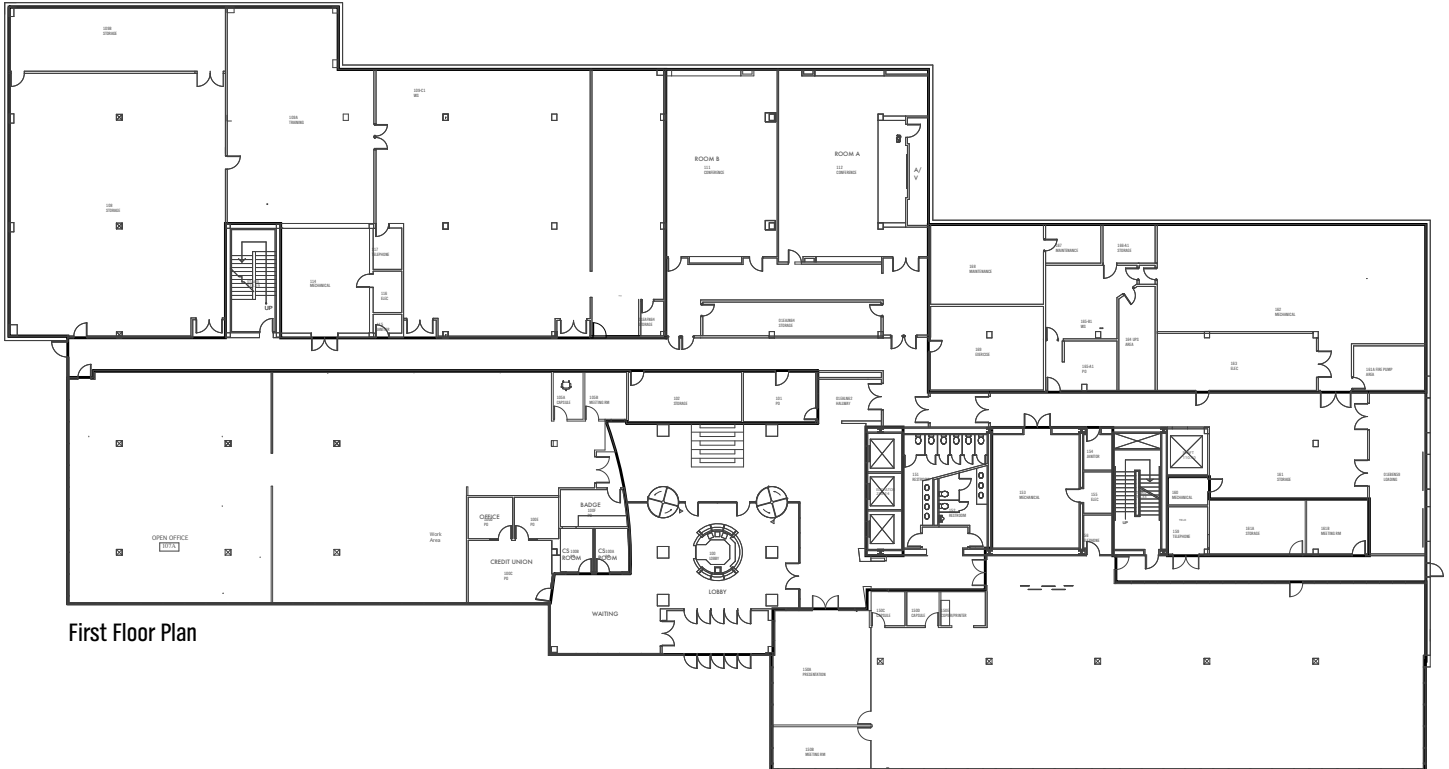


PHOTOS

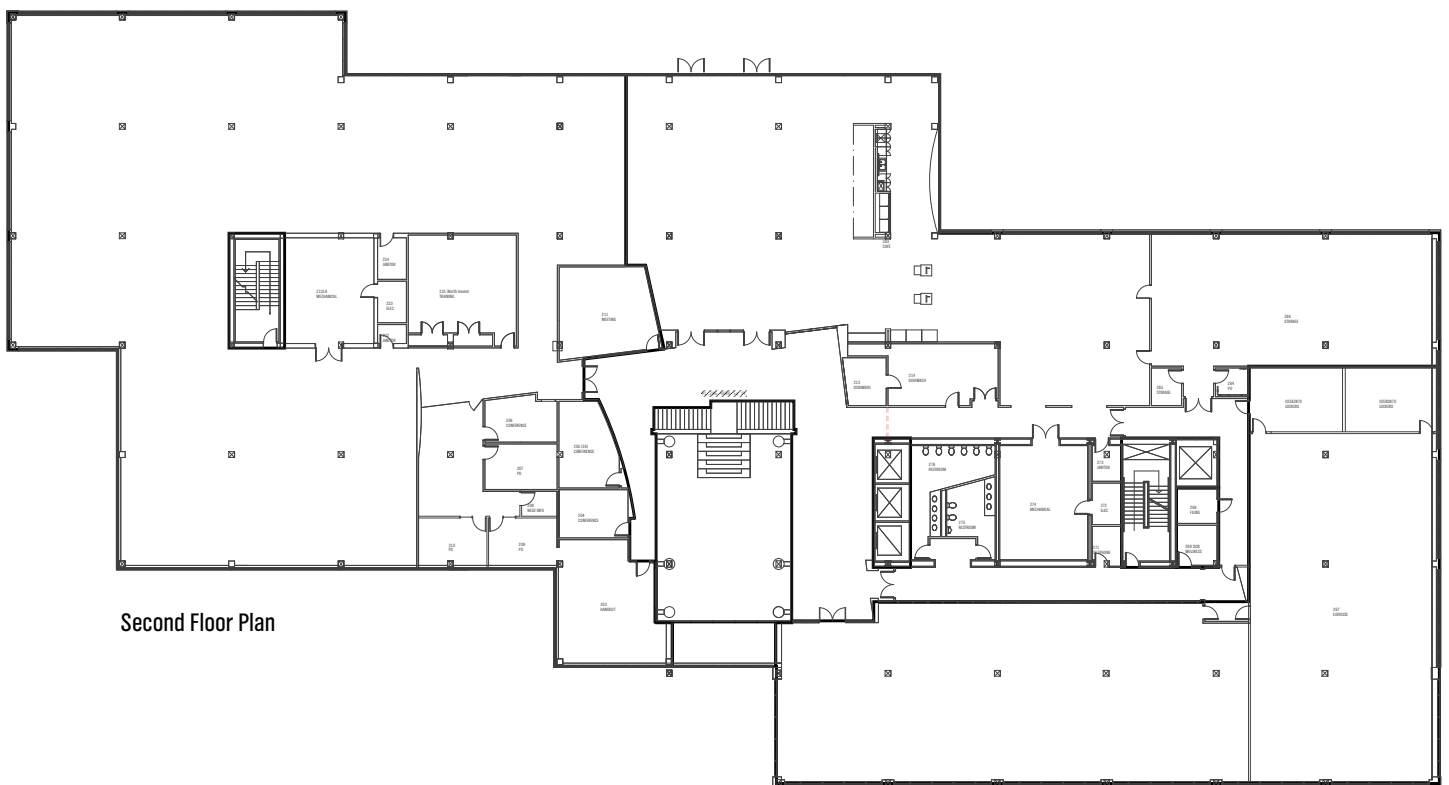




FLOOR PLANS



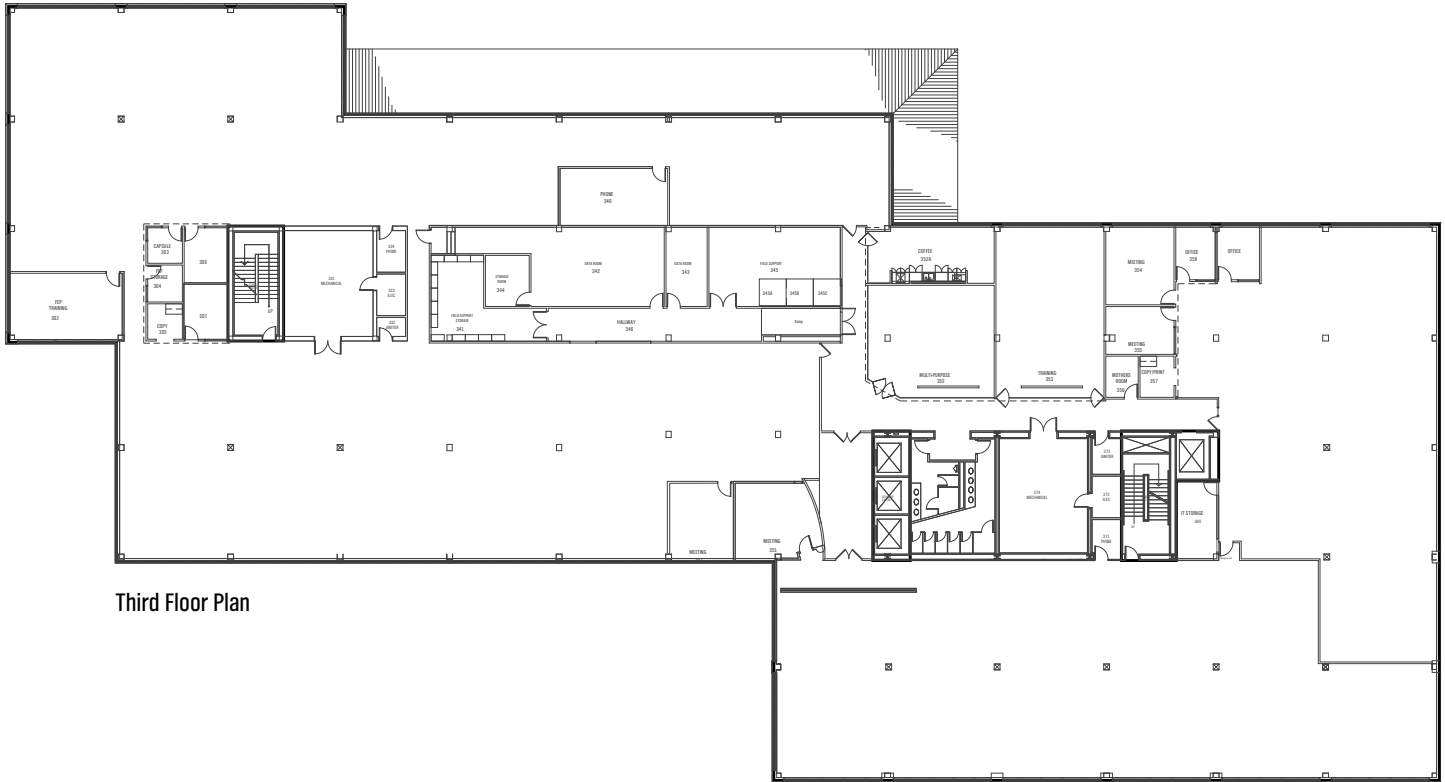
First Floor Plan



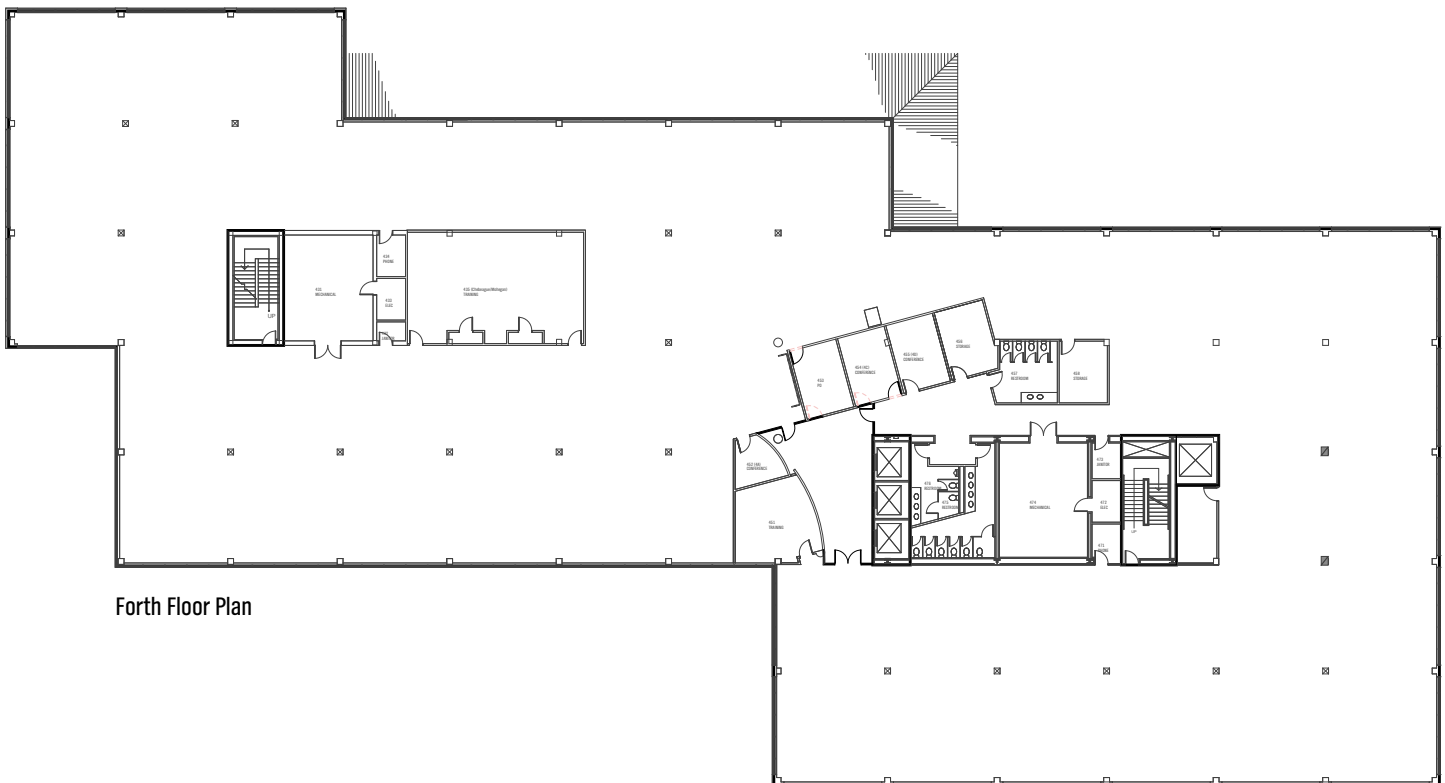
Second Floor Plan



FLOOR PLANS



Third Floor Plan



Fourth Floor Plan

Fifth Floor Plan

Sixth Floor Plan

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SITE PLAN

American
National

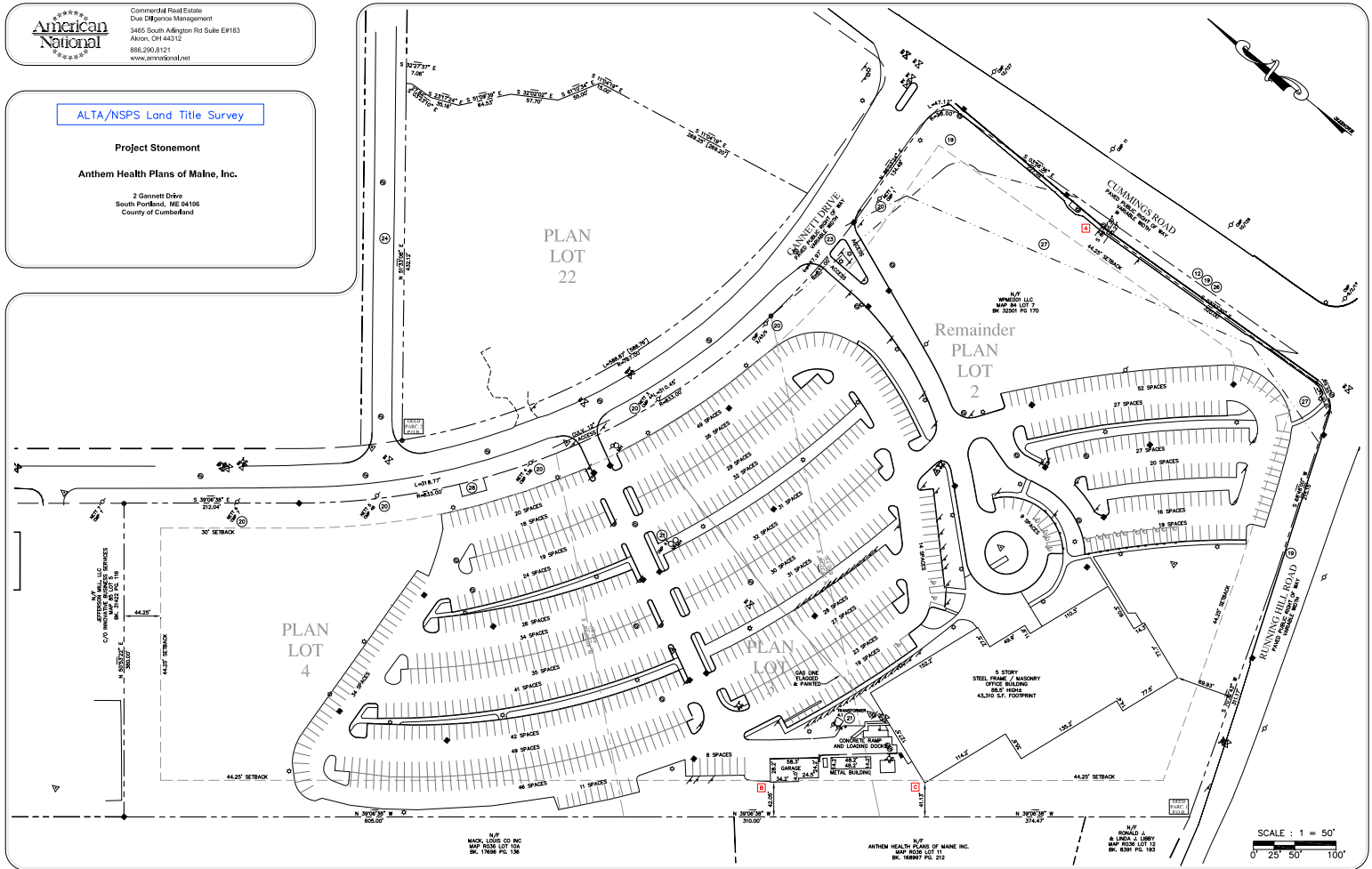
Commercial Real Estate
Due Diligence Management
3466 South Arlington Rd Suite E#183
Akron, OH 44312
866.200.8121
www.americanreal.net

ALTA/NSPS Land Title Survey

Project Stonemont

Anthem Health Plans of Maine, Inc.

2 Gannett Drive
South Portland, ME 04106
County of Cumberland



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CONTACT US



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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.