

FOR LEASE



EASTERN MALL OFFICE PARK

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

PROPERTY HIGHLIGHTS

- 15,550± SF Class A office space in Building C 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.
- 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 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.

FOR LEASE | 75 JOHN ROBERTS ROAD, SOUTH PORTLAND CLASS A OFFICE SPACE



PROPERTY HIGHLIGHTS

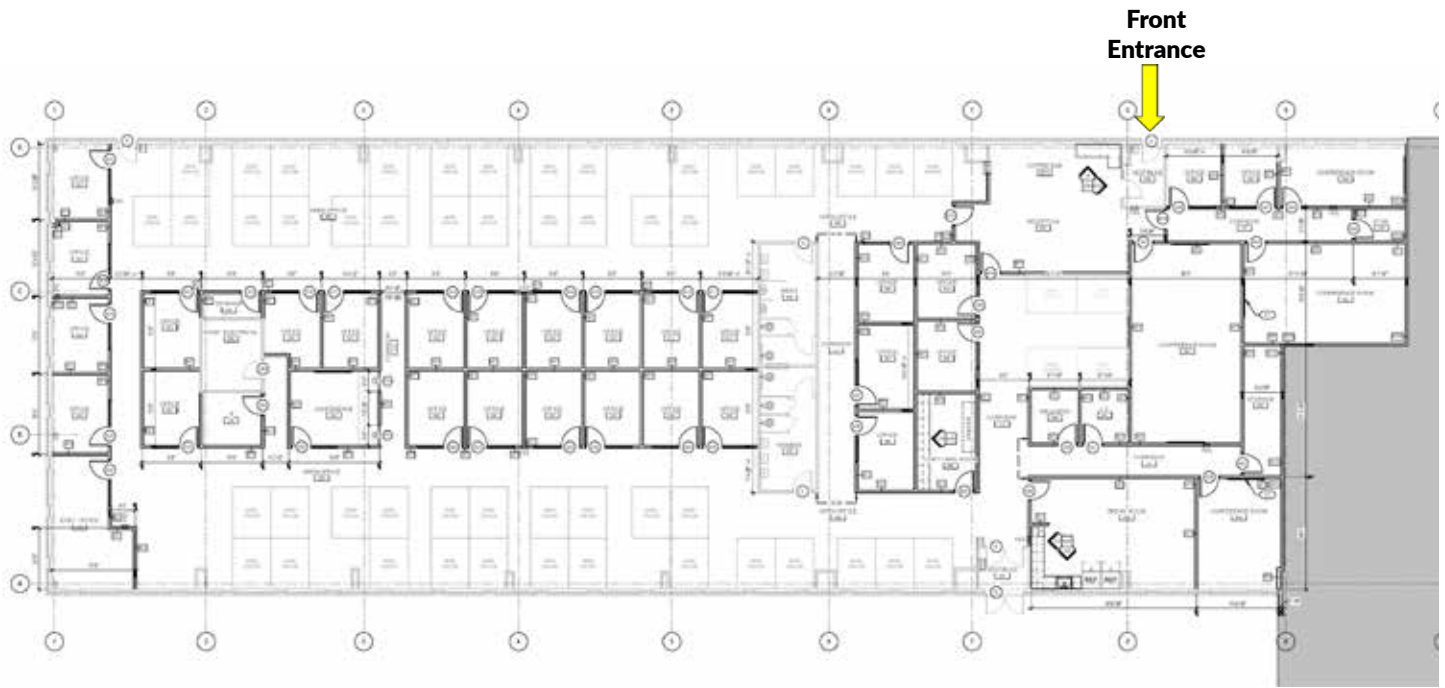
OWNER OF RECORD	Roberts Road Associates
BUILDING SIZE	31,376± SF
AVAILABLE SPACE	15,550± SF
CURRENT LAYOUT	A mixture of private offices, open work areas, multiple conference rooms, an IT room, a breakroom, restrooms, a workroom and storage rooms
LOCATION	Conveniently located close to the Portland Jetport, Maine Turnpike, I-295 and the amenities of the Maine Mall area, with frontage on John Roberts Road.
ZONING	CCR – Central & Regional Commercial District IL – Light Industrial
HVAC	Natural gas RTUs and heat pumps
UTILITIES	Municipal water/sewer
RESTROOMS	Separate men's and women's restrooms
LEASE RATE	\$15.95/SF NNN
R.E. TAXES	\$2.41/SF (Est.)
CAMS	\$3.84/SF (Est.)



FOR LEASE | 75 JOHN ROBERTS ROAD, SOUTH PORTLAND
CLASS A OFFICE SPACE



FLOOR PLAN



PROPERTY PHOTOS



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