

FOR LEASE

AVAILABLE



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

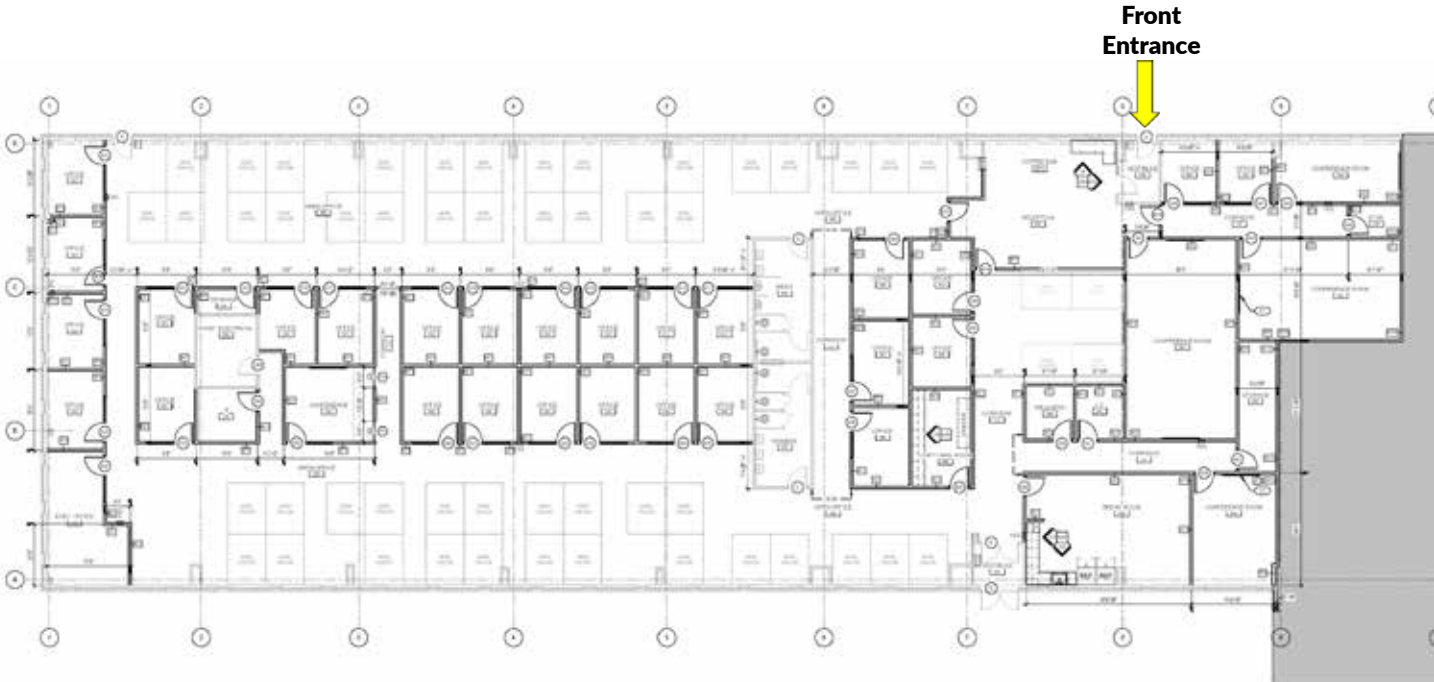
OWNER OF RECORD	Roberts Road Associates
BUILDING SIZE	31,376± SF
AVAILABLE SPACE	15,550± SF
CURRENT LAYOUT	A mixture of private offices, open work areas, multiple conference rooms, an IT room, a breakroom, restrooms, a workroom and storage rooms
LOCATION	Conveniently located close to the Portland Jetport, 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



FOR LEASE EASTERN MALL OFFICE PARK
75 JOHN ROBERTS RD, SOUTH PORTLAND, ME 04106



SITE



MAINE MALL ROAD

THE MAINE MALL

GORHAM ROAD

JOHN ROBERTS ROAD



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