

FOR LEASE | ATLANTIC PLACE COMMERCE CENTER

311 DARLING AVE, SOUTH PORTLAND, ME 04106



PROPERTY HIGHLIGHTS

Office suites available for lease in one of Maine's premier suburban office parks. Recently under new ownership, completed owner-funded improvements include new sidewalks, landscaping, new signage, repaved parking area, upgraded exterior and security lighting, replacement of roof top air conditioning units, roof repairs, electric vehicle charging stations, and updated interior common areas.

- Located near the Maine Mall and easily accessible from I-295 and the Maine Turnpike with close proximity to Portland Jetport, Downtown Portland
- 1,089± SF - 2,895± SF office space available for lease
- Offering \$25.00/SF TI Allowance
- Professionally-managed property
- Convenient, free, on-site parking (5.00 per 1,000 SF)

LEASE RATE: \$17.00/SF NNN



Owned and professionally managed by:



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PROPERTY DETAILS

OWNER Atlantic Place Commerce Center, LLC

ASSESSOR'S REFERENCE Map 67, Lot 9

DEED REFERENCE Book 39128, Page 247

YEAR BUILT 1979; renovated 2022

BUILDING SIZE 72,490± SF

SPACE AVAILABLE
Building A, Suite 13: 2,242± SF
Building A, Suite 16: 1,089± SF
Building B, Suite 40: 2,407± SF
Building C, Suite 75: 2,895± SF

LOT SIZE 8.58± Acres

ZONING CCR (Central and Regional Commercial District)

HVAC Central HVAC (renovated 2022)

UTILITIES Municipal water & sewer

SPRINKLERS Yes, wet system

CURRENT TENANTS Maine Behavioral Health, Total Mortgage, Interim Healthcare, Beacon Hospice, and others.

PARKING 5 spaces/1,000 SF

LEASE RATE **\$17.00/SF NNN**

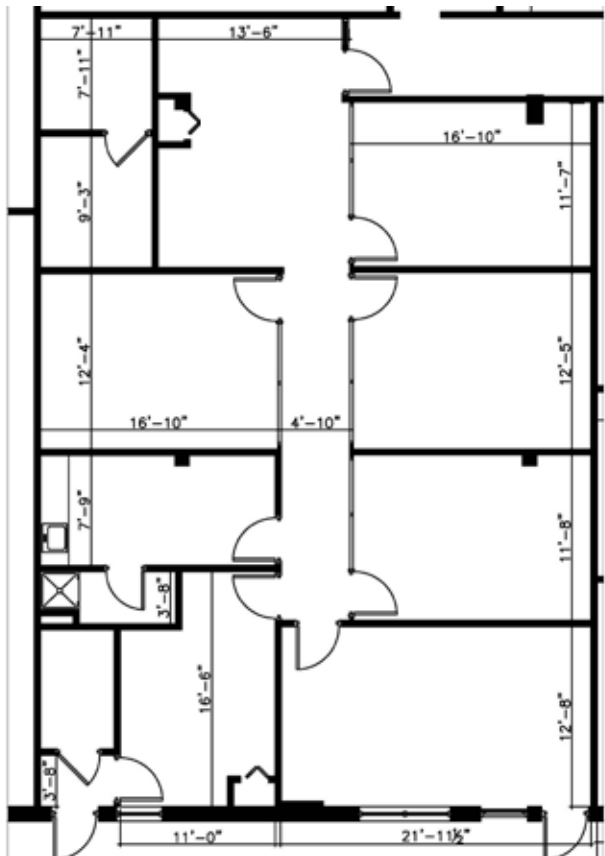
NNN EXPENSES \$7.85/SF



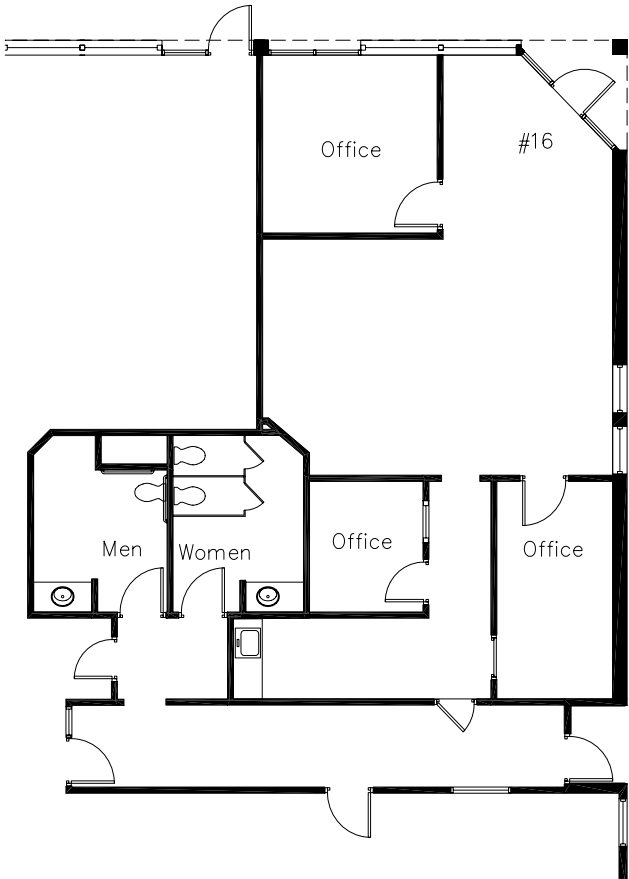
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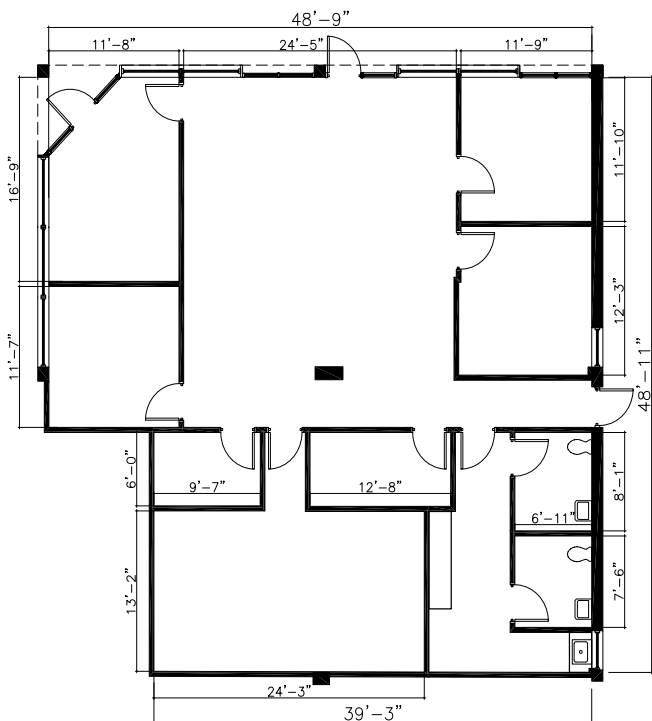
FLOOR PLAN **BUILDING A | SUITE 13**



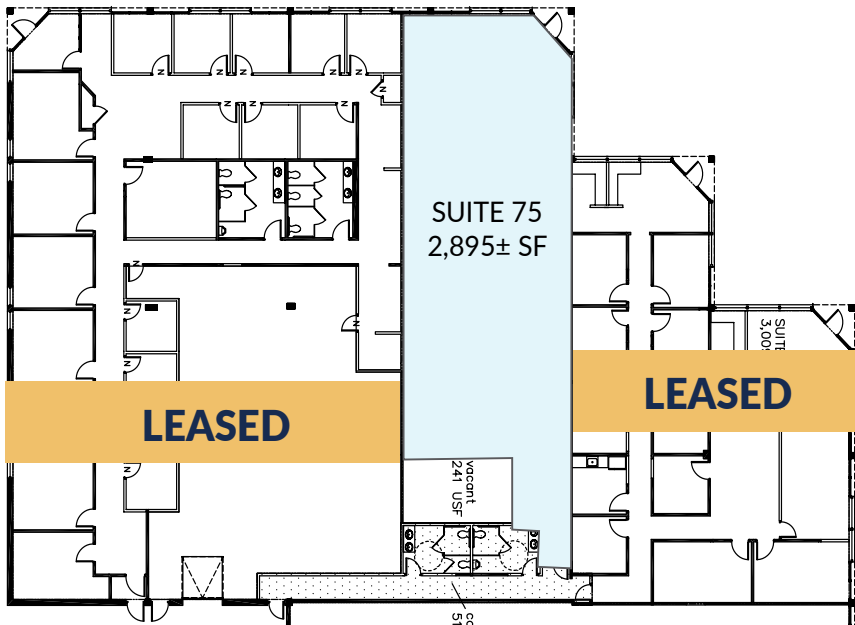
FLOOR PLAN **BUILDING A | SUITE 16**



FLOOR PLAN **BUILDING B | SUITE 40**



FLOOR PLAN **BUILDING C | SUITES 75**



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CONTACT



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.