FOR LEASE • OFFICE SUITE

6 Science Park Road • Scarborough, ME

MALONE
COMMERCIAL BROKERS





1,500 – 4,164± SF OFFICE SPACE

- Easily accessible from Route 1, I-95 and I-295
- Adjacent to Maine Medical Center Scarborough with close proximity to the Mercy Hospital Portland campuses
- Roof, parking lot and exterior of building fully redone in 2021
- Join First Protection Services, Camden Dermatology & Optimum Imaging Diagnostics

LEASE RATE: $14.00/SF NNN



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PROPERTY SUMMARY

6 Science Park Road • Scarborough, ME

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Site Info

OWNER:	Shamrock Management LLC
DEED:	Book 38043, Page 46
ASSESSOR:	Map R077, Lot 003
LOT SIZE:	2.75± AC
SIGNAGE:	On building
PARKING:	75± parking spaces
ZONING:	BOR

Building Info

BUILDING SIZE:	13,171± SF
AVAILABLE SIZE:	Suite 1: 1,500- 4,164± SF
YEAR BUILT:	1978; Remodeled 2021
CONSTRUCTION:	Wood-frame
ROOF:	Shingle
SIDING:	Clapboard
FLOORING:	Hardwood & Vinyl
ELECTRICITY:	Amp and Phase
HVAC:	Forced Hot Air; Oil Central A/C
UTILITIES:	Separate, sub-metered electrical
RESTROOM:	One (1) on each level
SPRINKLER:	Yes; Wet
ELEVATOR:	Yes
AVAILABLE:	May 1, 2026







PHOTOS

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FLOOR PLAN

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1st Floor

Suite 2
2,900± SF

Available
July 1, 2026

Suite 1
1,500- 4,164± SF



2nd Floor

Suite 3
2,547± SF

Suite 4
3,560± SF



LOCATION MAP

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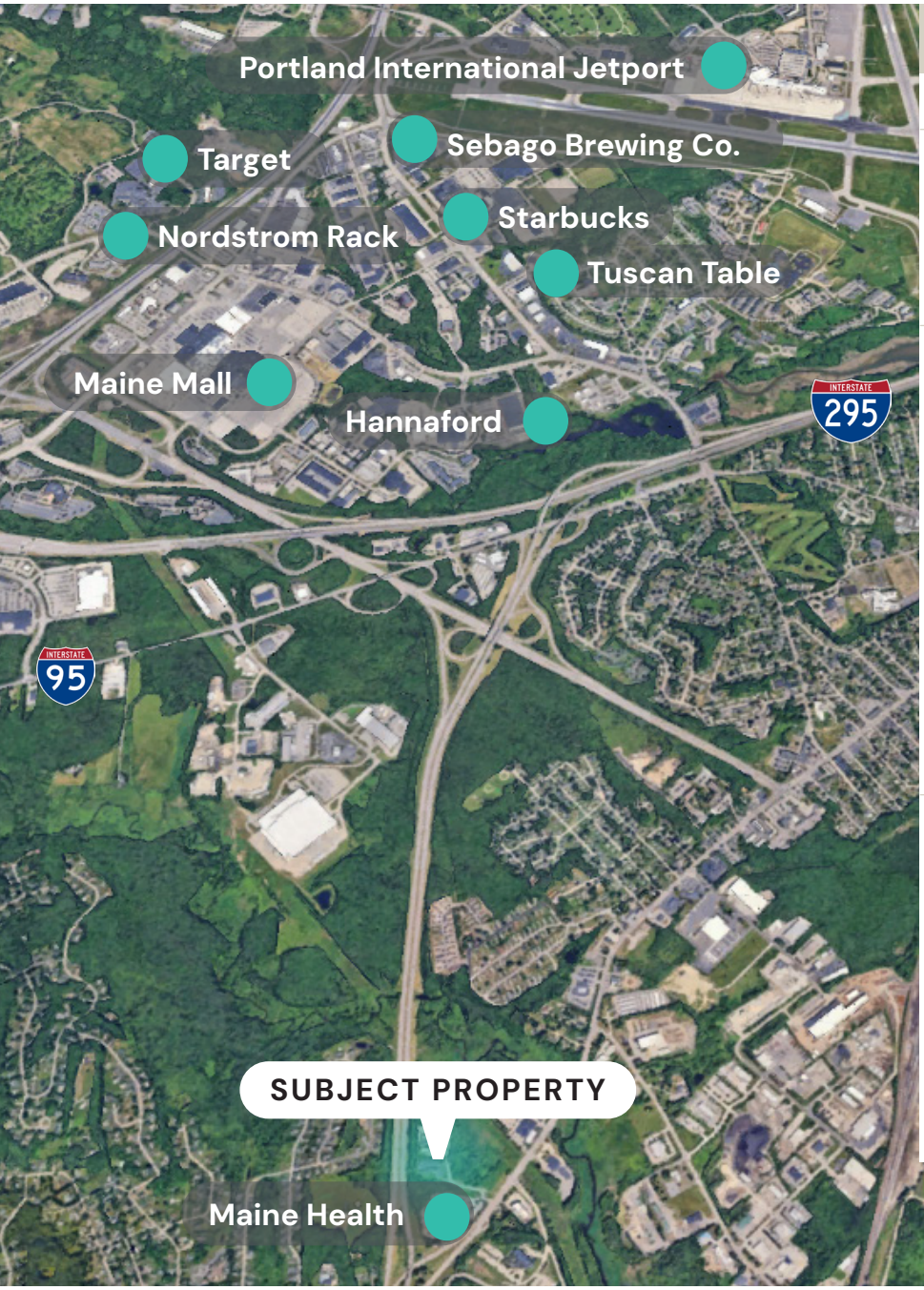

NEARBY

MISC.

PWM Portland International Jetport

Maine Medical Center MaineHealth

DINE

Starbucks

Dunkin' Donuts

Tuscan Table

Sebago Brewing Co.

SHOP

The Maine Mall

Target

Nordstrom Rack

Hannaford

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