

FOR LEASE • OFFICE SPACE

256 US Route One • Scarborough, ME



1,284± SF OFFICE BUILDING

- Renovated in 2024
- Excellent visibility on Route One in Scarborough with traffic counts of 14,010± cars/day (AADT, 2022)
- Easily accessible from Route 1 and I-95
- Ample parking on-site

LEASE RATE: \$3,200/MONTH MG



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PROPERTY SUMMARY

256 US Route One • Scarborough, ME



Site Info

OWNER:	Highland Crossing LLC
DEED:	Book 41087, Page 54
ASSESSOR:	Map 43, Lot 34
LOT SIZE:	0.19± AC
SIGNAGE:	Pylon on US Route 1
PARKING:	Ample on-site
ZONING:	RPO – Res. Professional Office
TRAFFIC COUNT:	14,010± cars/day (AADT, 2022)

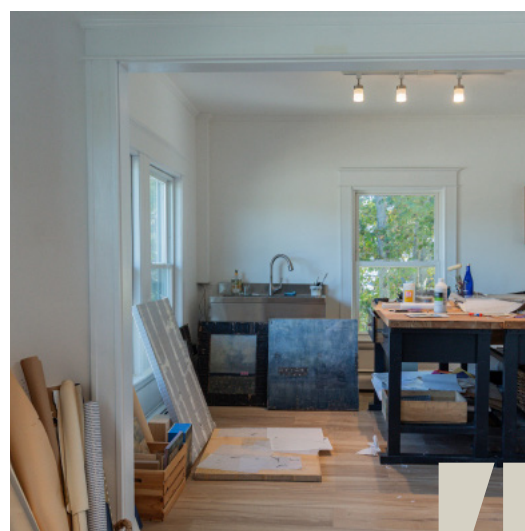
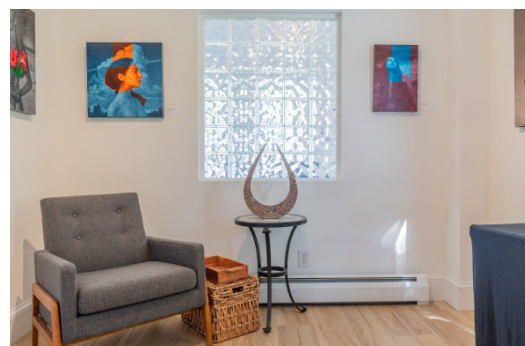
Building Info

BUILDING SIZE:	1,284± SF
YEAR BUILT:	1920; renovated in 2024
CONSTRUCTION:	Wood frame
ROOF:	Asphalt shingles
FLOORING:	Wood
HVAC:	Hot water, Oil
UTILITIES:	Public water & sewer
RESTROOM:	Two (2)
SPRINKLER:	No
LEASE RATE:	\$3,200/month MG



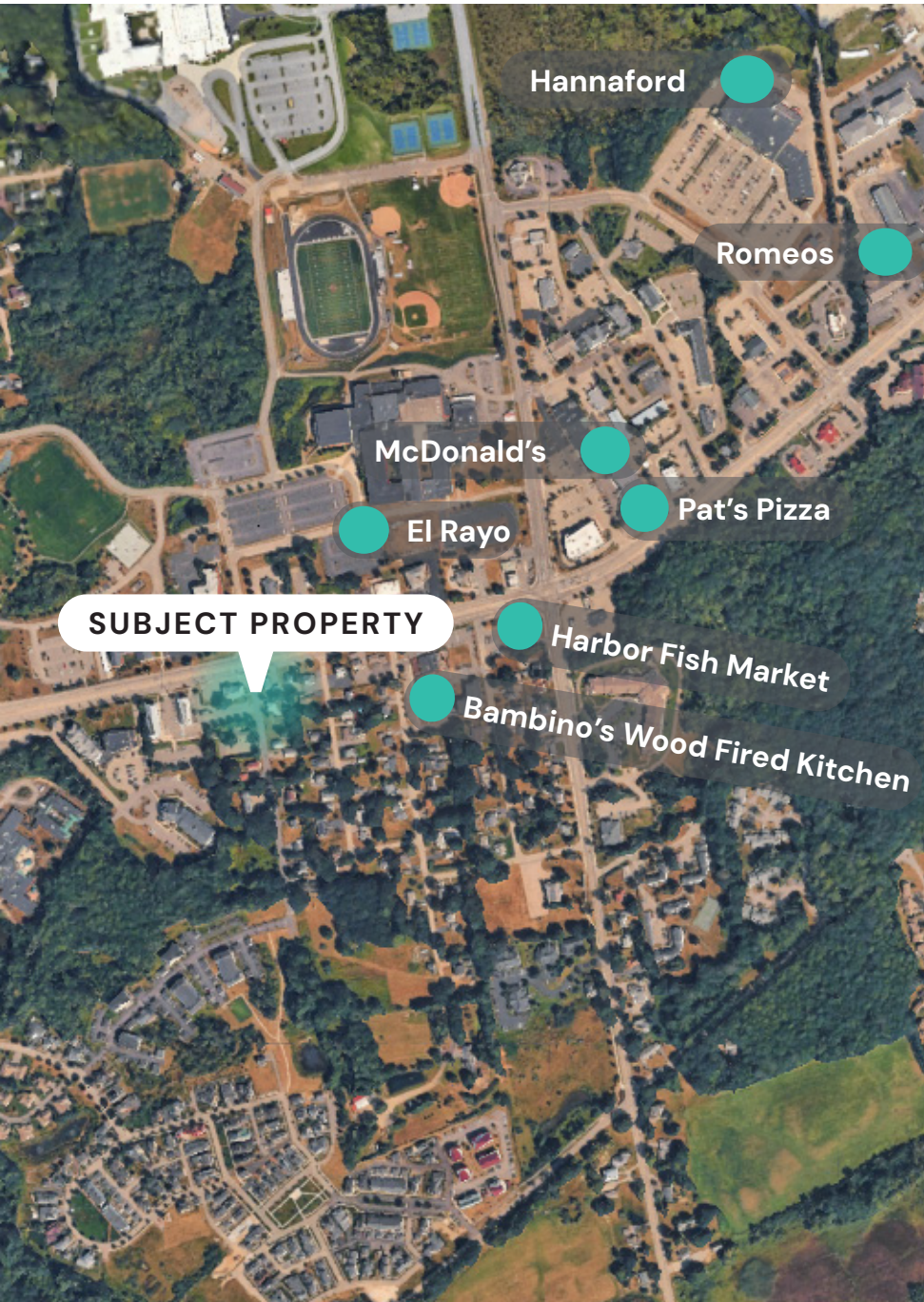
PHOTOS

256 US Route One • Scarborough, ME



LOCATION MAP

256 US Route One • Scarborough, ME



NEARBY

DINE



Bambino's Wood Fired Kitchen

SHOP



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