

505 SABLE OAKS DRIVE, SOUTH PORTLAND, ME 04106

FOR SALE

**FULLY-DESIGNED MEDICAL
OFFICE BUILDING FOR SALE**

For More Information, Please Contact:

CoreFirms.com
(207) 744-3084
Info@CoreFirms.com

PORTLAND | PORTSMOUTH
AUGUSTA | BIDDEFORD



PROPERTY INFORMATION



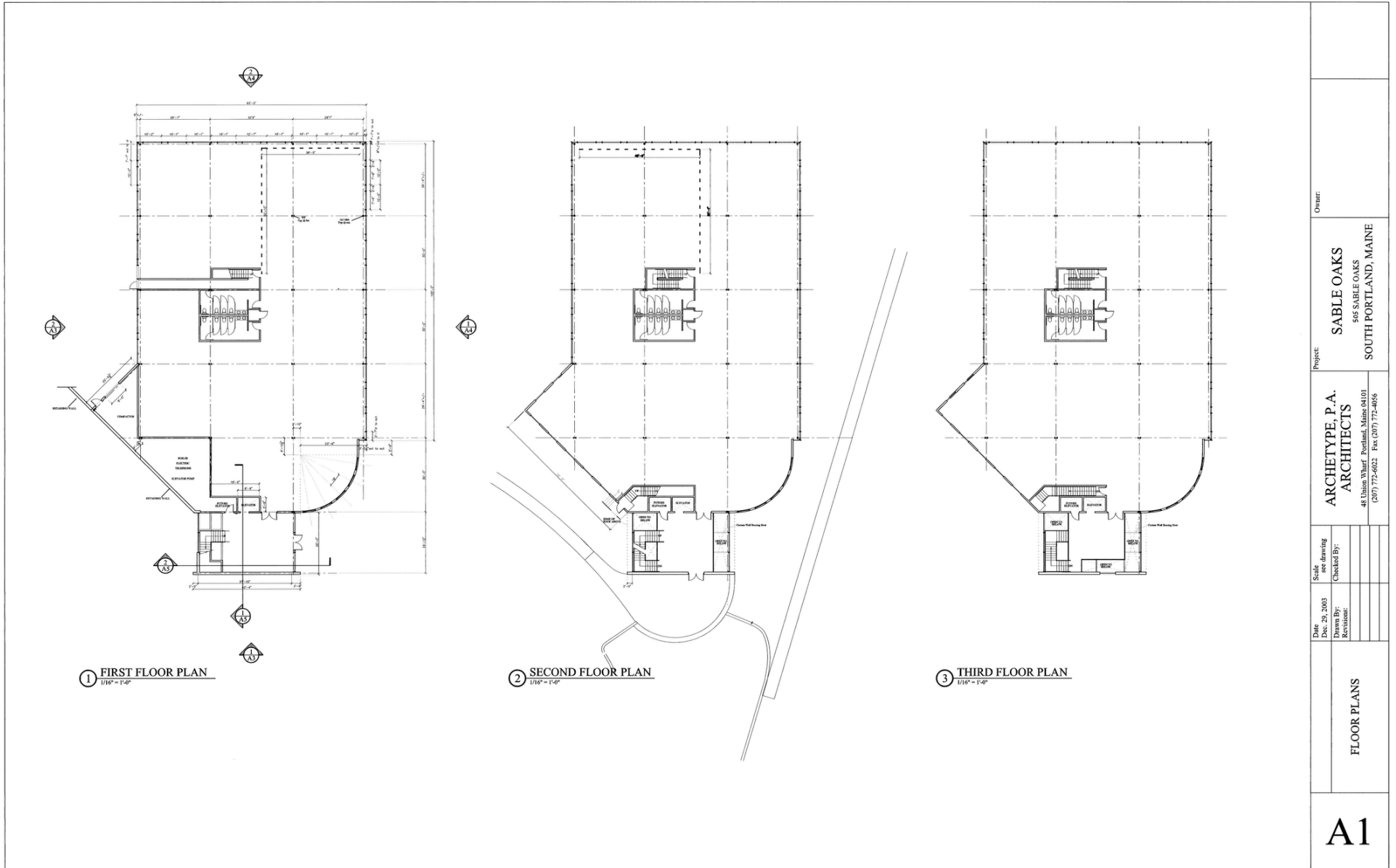
Address	505 Sable Oaks Drive, South Portland, ME
Owner	Soley Oaks LLC
Sale Price	\$1,995,000.00
Building Size	Up to 50,000 SF
Lot Size	4.99 ± Acre Campus
Frontage	536' ± on Sable Oaks Drive
Parking	225 Spaces
Zoning Description	CS - Suburban Commercial
Stories	Three
Building Class	Class A
Year Built	2-Year Construction

Rare large floor-late suburban opportunity. Ideal site for signature medical office building or life-science campus. Available for sale. Close proximity to i-95, i-295, the Maine Mall, and the Portland International Jetport.



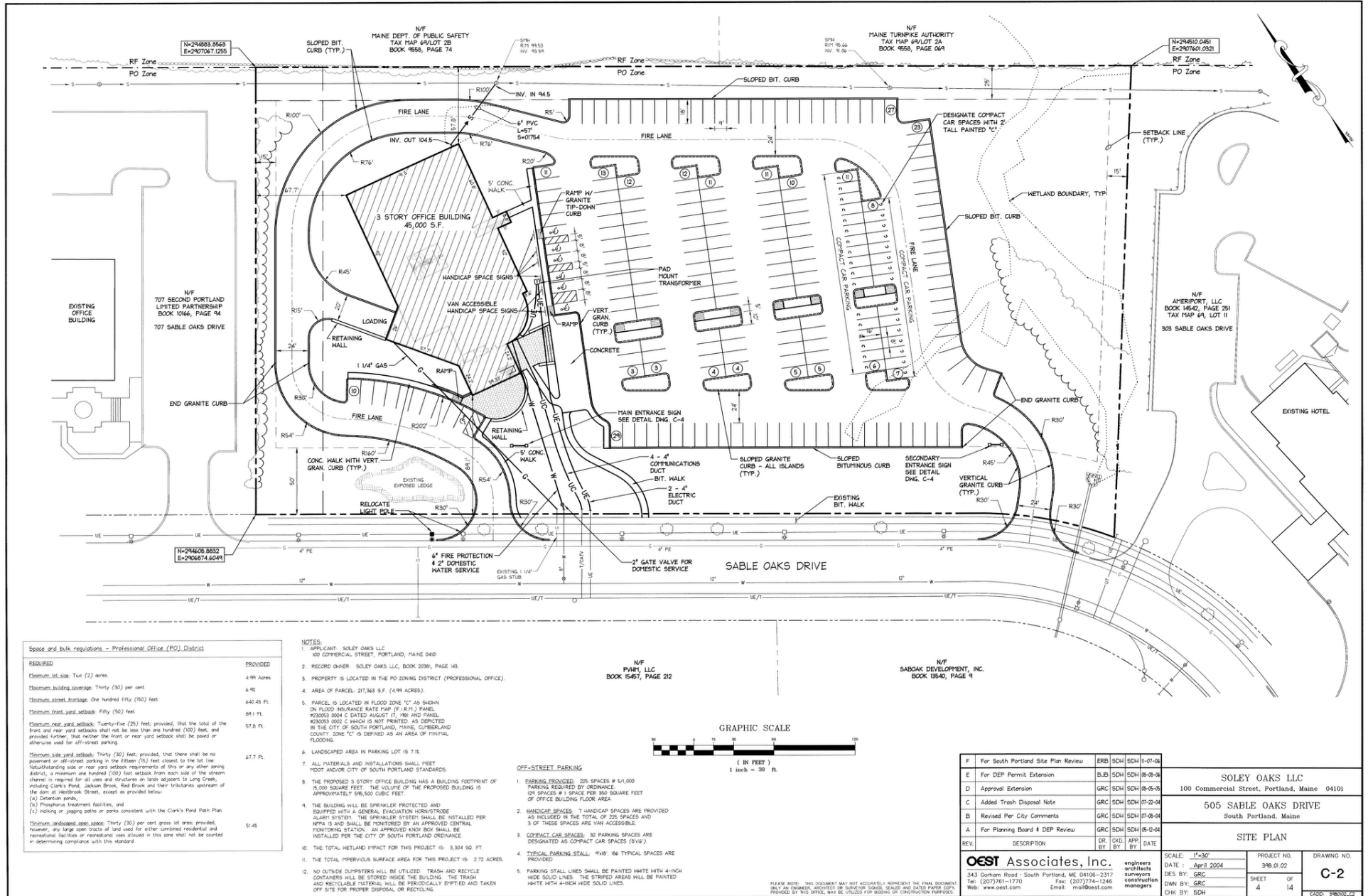


PROPOSED FLOOR PLANS



Date: 29 2003	Scale: As drawn	Drawn By: Revised:	Checked By:	Project:	Owner:
					SABLE OAKS 565 SABLE OAKS SOUTH PORTLAND, MAINE
				ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf, Portland, Maine 04101 (207) 772-6022 Fax: (207) 772-4656	
FLOOR PLANS					
A1					

PROPOSED SITE PLAN

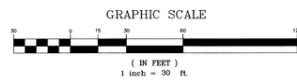


Splice and bulk regulations - Professional Office (PO) District

REQUIRED	PROVIDED
Minimum lot size: Two (2) acres	4.99 Acres
Maximum building coverage: Thirty (30) per cent	4.9%
Minimum street frontage: One hundred fifty (150) feet	440.43 Ft.
Minimum front yard setback: Fifty (50) feet	88.1 Ft.
Minimum rear yard setback: Twenty-five (25) feet, provided that the total of the front and rear yard setbacks shall not be less than one hundred (100) feet and provided further that neither the front or rear yard setbacks shall be used as alternative use for off-street parking.	57.6 Ft.
Minimum side yard setback: Thirty (30) feet, provided that there shall be no easement or off-street parking in the fifteen (15) feet closest to the lot line. Substantiating side or rear yard setback requirements of this or any other zoning district, a minimum one hundred (100) feet setback from each side of the stream channel is required for all uses and structures on lands adjacent to Long Creek, including Clark's Pond, Jackson Brook, Red Brook and their tributaries upstream of the dam at Westbrook Street, except as provided below:	27.7 Ft.
Minimum landscaped open space: Thirty (30) per cent gross lot area, provided, however, any large open tracts of land used for other combined residential and recreational facilities or recreational uses allowed in this zone shall not be counted in determining compliance with this standard.	51.4%

- NOTES:**
- APPLICANT: SOLEY OAKS LLC, 100 COMMERCIAL STREET, PORTLAND, MAINE 04101
 - RECORD OWNER: SOLEY OAKS LLC, BOOK 2038, PAGE 143.
 - PROPERTY IS LOCATED IN THE PO ZONING DISTRICT (PROFESSIONAL OFFICE).
 - AREA OF PARCEL: 217,343 S.F. (4.99 ACRES).
 - PARCEL IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL #203083 0004 C DATED AUGUST 17, 1981 AND PANEL #203083 0002 C WHICH IS NOT PRINTED AS DEPICED IN THE CITY OF SOUTH PORTLAND, MAINE, CUMBERLAND COUNTY. ZONE "C" IS DEFINED AS AN AREA OF TYPICAL FLOODING.
 - LANDSCAPED AREA IN PARKING LOT IS 7.1%.
 - ALL MATERIALS AND INSTALLATIONS SHALL MEET "MOT AND/OR CITY OF SOUTH PORTLAND STANDARDS".
 - THE PROPOSED 3 STORY OFFICE BUILDING HAS A BUILDING FOOTPRINT OF 15,000 SQUARE FEET. THE VOLUME OF THE PROPOSED BUILDING IS APPROXIMATELY 196,500 CUBIC FEET.
 - THE BUILDING WILL BE SPRINKLER PROTECTED AND EQUIPPED WITH A GENERAL EVACUATION HORN/STROBE ALARM SYSTEM. THE SPRINKLER SYSTEM SHALL BE INSTALLED PER NFPA 13 AND SHALL BE MONITORED BY AN APPROVED CENTRAL MONITORING STATION. AN APPROVED KNX BOX SHALL BE INSTALLED PER THE CITY OF SOUTH PORTLAND ORDINANCE.
 - THE TOTAL WETLAND IMPACT FOR THIS PROJECT IS: 3,304 SQ. FT.
 - THE TOTAL IMPERVIOUS SURFACE AREA FOR THIS PROJECT IS: 2.72 ACRES.
 - NO OUTSIDE DUMPSTERS WILL BE UTILIZED. TRASH AND RECYCLE CONTAINERS WILL BE STORED INSIDE THE BUILDING. THE TRASH AND RECYCLABLE MATERIAL WILL BE PERIODICALLY EMPTIED AND TAKEN OFF SITE FOR PROPER DISPOSAL OR RECYCLING.

- OFF-STREET PARKING**
- PARKING PROVIDED: 225 SPACES @ 1/1,000 PARKING REQUIRED BY ORDINANCE (28 SPACES @ 1 SPACE PER 300 SQUARE FEET OF OFFICE BUILDING FLOOR AREA).
 - HANDICAP SPACES: 7 HANDICAP SPACES ARE PROVIDED AS INCLUDED IN THE TOTAL OF 225 SPACES AND 3 OF THESE SPACES ARE VAN ACCESSIBLE.
 - COMPACT CAR SPACES: 30 PARKING SPACES ARE DESIGNATED AS COMPACT CAR SPACES (9'x6').
 - TYPICAL PARKING STALL: 9'x18; 18% TYPICAL SPACES ARE PROVIDED.
 - PARKING STALL LINES SHALL BE PAINTED WHITE WITH 4-INCH WIDE SOLID LINES. THE STRIPED AREAS WILL BE PAINTED WHITE WITH 4-INCH WIDE SOLID LINES.



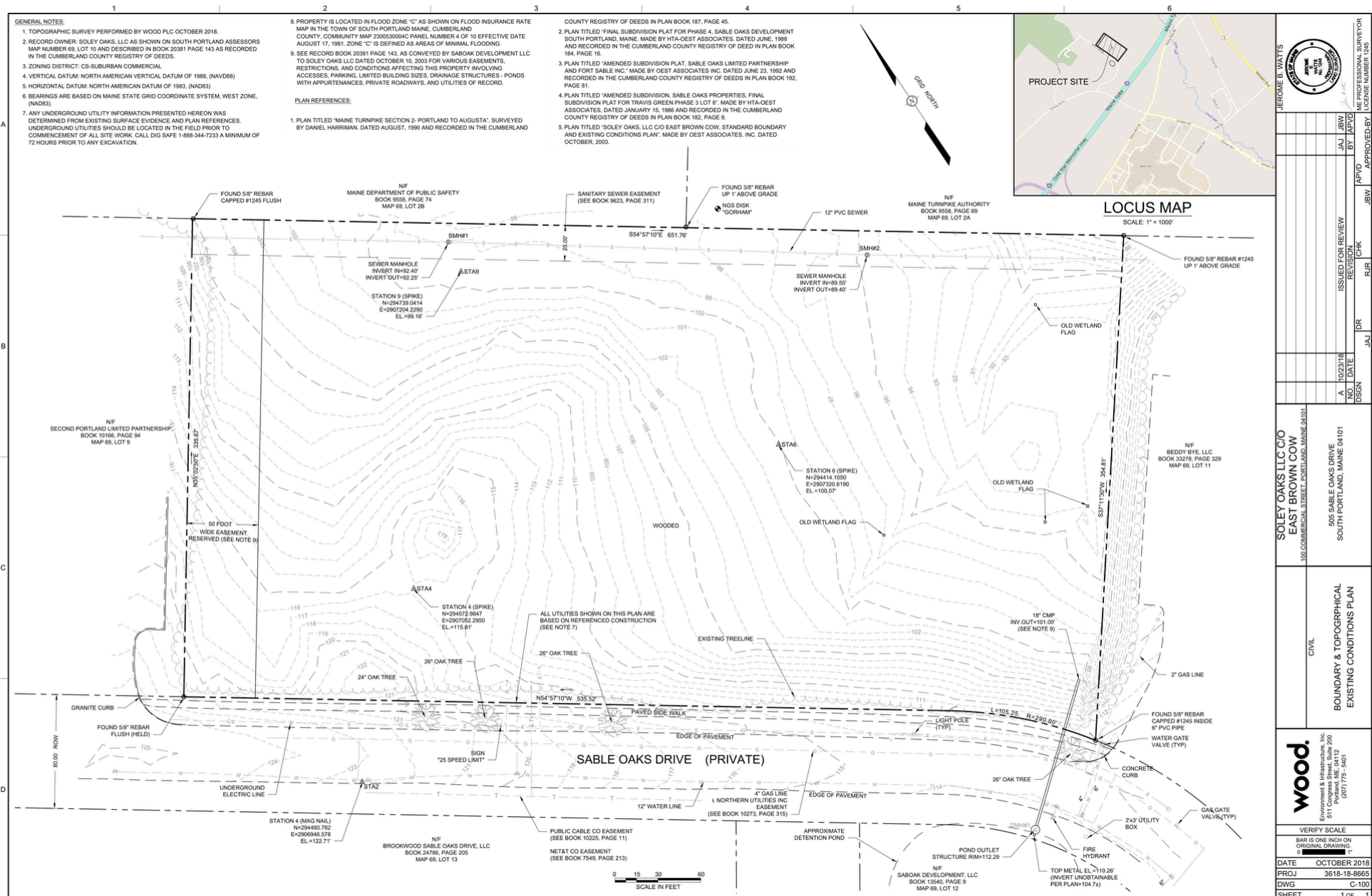
REV.	DESCRIPTION	DR.	CHK.	APP.	DATE
F	For South Portland Site Plan Review	ERB	SDH	SDH	11-07-06
E	For DEP Permit Extension	BB	SDH	SDH	08-08-06
D	Approval Extension	GRC	SDH	SDH	08-05-05
C	Added Trash Disposal Note	GRC	SDH	SDH	07-22-04
B	Revised Per City Comments	GRC	SDH	SDH	07-28-04
A	For Planning Board & DEP Review	GRC	SDH	SDH	05-02-04

SOLEY OAKS LLC		PROJECT NO.	100
100 Commercial Street, Portland, Maine 04101		DATE	3/9/08
505 SABLE OAKS DRIVE		DES BY	GRC
South Portland, Maine		DWN BY	GRC
SITE PLAN		SHEET	OF
SCALE:	1"=30'	PROJECT NO.	398
DATE:	April 2004	DATE	08.02
DES BY:	GRC	SHEET	OF
DWN BY:	GRC	4	14
CHK BY:	SDH	CADD	180202.04

OEST Associates, Inc.
 143 Gorham Road - South Portland, ME 04106-2317
 Tel: (207)781-1770 Fax: (207)774-1246
 Web: www.oest.com Email: mail@oest.com

engineers architects surveyors construction managers

EXISTING CONDITIONS SURVEY



GENERAL NOTES:

- TOPOGRAPHIC SURVEY PERFORMED BY WOOD PLC OCTOBER 2018.
- RECORD OWNER: SOLEY OAKS, LLC AS SHOWN ON SOUTH PORTLAND ASSESSORS MAP NUMBER 69, LOT 10 AND DESCRIBED IN BOOK 20381 PAGE 143 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- ZONING DISTRICT: CS-SUBURBAN COMMERCIAL.
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD88)
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, (NAD83)
- BEARINGS ARE BASED ON MAINE STATE GRID COORDINATE SYSTEM, WEST ZONE, (MA033).
- ANY UNDERGROUND UTILITY INFORMATION PRESENTED HEREON WAS DETERMINED FROM EXISTING SURFACE EVIDENCE AND PLAN REFERENCES. UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL DIG SAFE 1-888-344-7233 A MINIMUM OF 72 HOURS PRIOR TO ANY EXCAVATION.

8. PROPERTY IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP IN THE TOWN OF SOUTH PORTLAND MAINE, CUMBERLAND COUNTY, COMMUNITY MAP 230030000C PANEL NUMBER 4 OF 10 EFFECTIVE DATE AUGUST 17, 1981. ZONE "C" IS DEFINED AS AREAS OF MINIMAL FLOODING.

9. SEE RECORD BOOK 20381 PAGE 143, AS CONVEYED BY SABOAK DEVELOPMENT LLC TO SOLEY OAKS LLC DATED OCTOBER 10, 2003 FOR VARIOUS EASEMENTS, RESTRICTIONS, AND CONDITIONS AFFECTING THIS PROPERTY INVOLVING ACCESS, PARKING, LIMITED BUILDING SIZES, DRAINAGE STRUCTURES - PONDS WITH APPURTENANCES, PRIVATE ROADWAYS, AND UTILITIES OF RECORD.

PLAN REFERENCES:

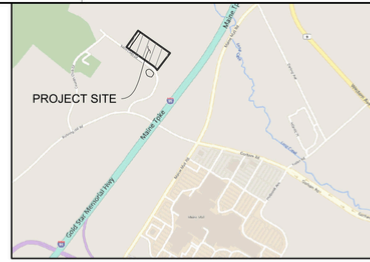
- PLAN TITLED "MAINE TURNPIKE SECTION 2: PORTLAND TO AUGUSTA," SURVEYED BY DANIEL HARRIMAN, DATED AUGUST, 1990 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 187, PAGE 45.

2. PLAN TITLED "FINAL SUBDIVISION PLAT FOR PHASE 4, SABLE OAKS DEVELOPMENT SOUTH PORTLAND, MAINE, MADE BY HTA-OEST ASSOCIATES, DATED JUNE, 1988 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEED IN PLAN BOOK 184, PAGE 16.

3. PLAN TITLED "AMENDED SUBDIVISION PLAT, SABLE OAKS LIMITED PARTNERSHIP AND FORT SABLE INC." MADE BY OEST ASSOCIATES INC. DATED JUNE 22, 1992 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 192, PAGE 81.

4. PLAN TITLED "AMENDED SUBDIVISION, SABLE OAKS PROPERTIES, FINAL SUBDIVISION PLAT FOR TRAVIS GREEN PHASE 3 LOT 8," MADE BY HTA-OEST ASSOCIATES, DATED JANUARY 15, 1988 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 182, PAGE 9.

5. PLAN TITLED "SOLEY OAKS, LLC C/O EAST BROWN COW, STANDARD BOUNDARY AND EXISTING CONDITIONS PLAN," MADE BY OEST ASSOCIATES, INC. DATED OCTOBER, 2003.



JEROME B. WATTS
 ME PROFESSIONAL SURVEYOR
 LICENSE NUMBER 1245

APPROVED BY: [Signature]

ISSUED FOR REVIEW: [Signature]

REVISION: [Signature]

DATE: [Signature]

DESIGN: [Signature]

SOLEY OAKS LLC C/O EAST BROWN COW
 100 COMMERCIAL STREET, PORTLAND, MAINE 04103

505 SABLE OAKS DRIVE
 SOUTH PORTLAND, MAINE 04101

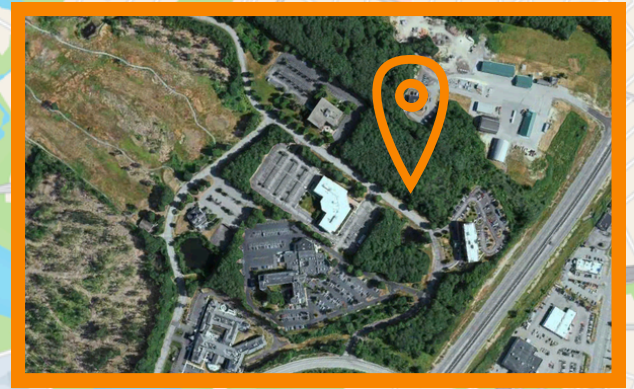
WOOD.
 Environment & Infrastructure, Inc.
 515 Commercial Street
 Portland, ME 04112
 (207) 775-5401

VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING 1"

DATE: OCTOBER 2018
 PROJ: 3618-18-8665
 DWG: C-100
 SHEET: 1 OF 1

FILE NAME: I:\Sable Oaks - Soley 2018\CivilSurvey\C-100.dwg PLOT DATE: Fri, 16 Nov 2018 PLOT TIME: 12:08 PM

AERIAL MAP



I-295



MEDICAL OFFICE BUILDING FOR SALE

505 SABLE OAKS DRIVE,
SOUTH PORTLAND, ME 04106



For More Information, Please Contact:



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President

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Clay Hardy

Associate

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