

# FOR LEASE | ATLANTIC PLACE COMMERCE CENTER

311 DARLING AVE, SOUTH PORTLAND, ME 04106



Owned and professionally managed by:



## 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 - 9,624± 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



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## PROPERTY DETAILS

**OWNER** Atlantic Place Commerce Center, LLC

**ASSESSOR'S REF** Map 67, Lot 9

**REGISTRY OF DEEDS** Book 39128, Page 247

**YEAR BUILT** 1979; renovated 2022

**BUILDING SIZE** 72,490± SF

**SPACE AVAILABLE** Building A, Suite 16: 1,089± SF  
Building B, Suite 40: 2,407± SF  
Building C, Suites 75 & 76:  
2,895± SF - 9,624± 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

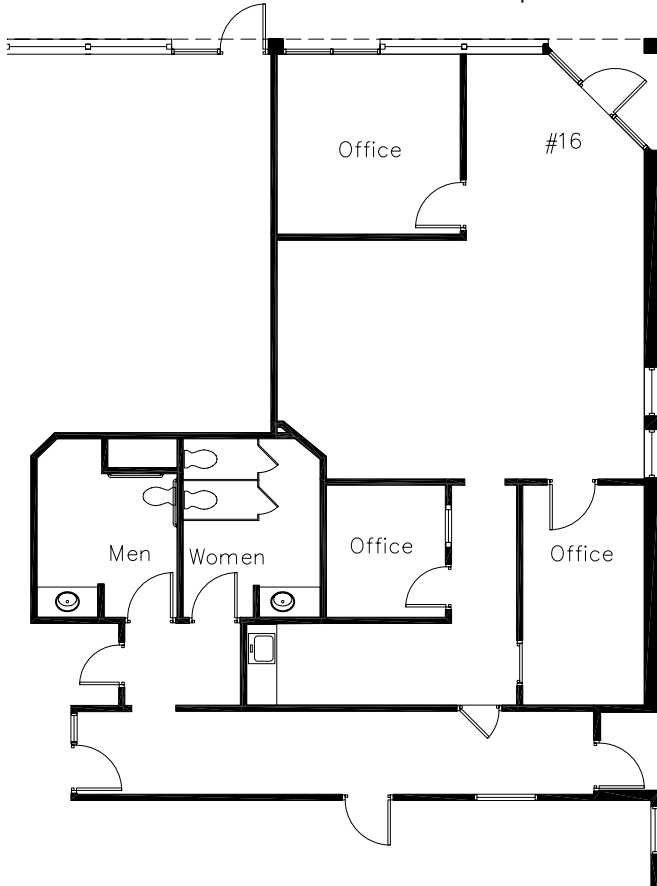


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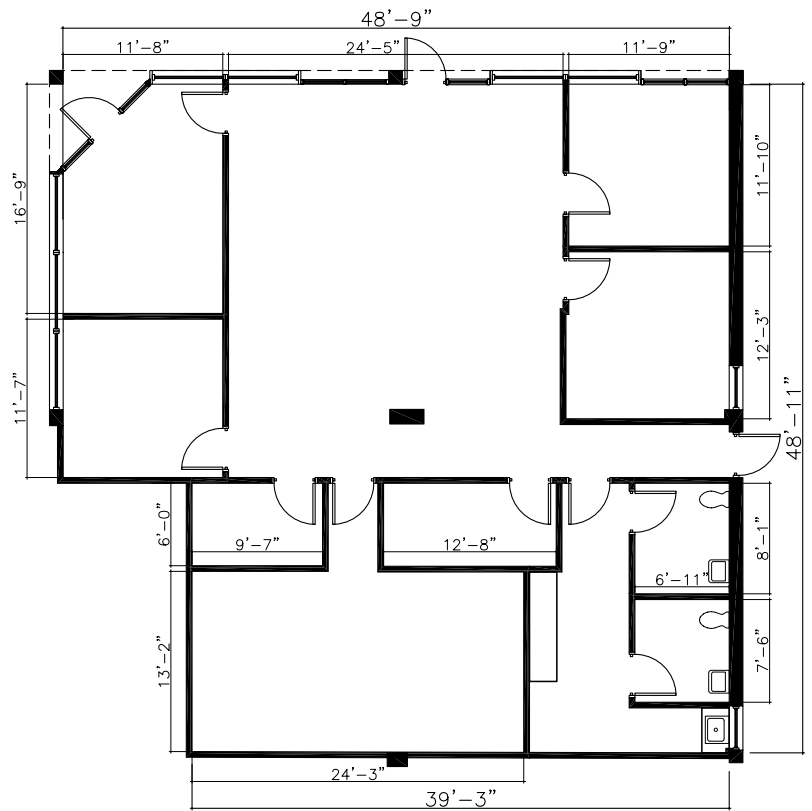
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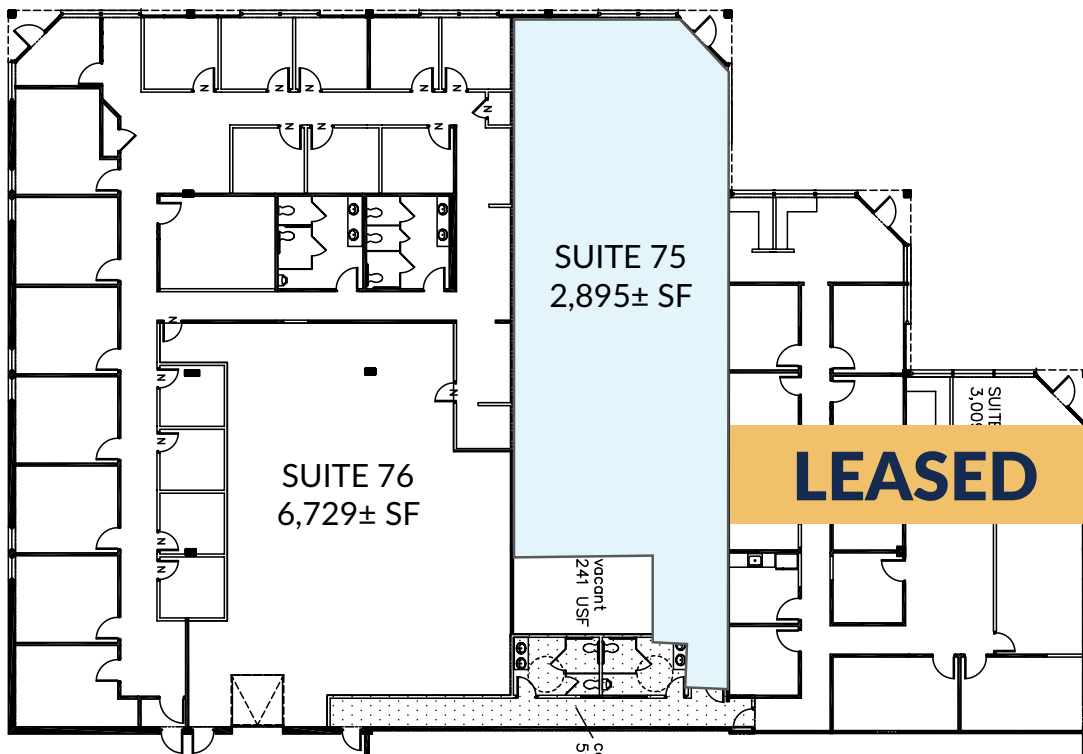
## FLOOR PLAN BUILDING A | SUITE 16



## FLOOR PLAN BUILDING B | SUITE 40



## FLOOR PLAN BUILDING C | SUITES 75 & 76



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## CONTACT



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