

FOR LEASE • OFFICE

175 Running Hill Road • South Portland, ME



OFFICE | MEDICAL OFFICE

- 4,646 – 63,485± SF office suites
- Several suites available in the 4–6,000 SF range
- 22,000+ full floor plates also available
- Campus like setting close to I-95, the Portland International Jetport, the Maine Mall and all it's amenities

LEASE RATE: \$13.50/SF NNN
(NNN includes all utilities)



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PROPERTY SUMMARY • SITE

175 Running Hill Road • South Portland, ME



Site Info

OWNER:	175 Running Hill LLC
DEED:	Book 36777 Page 267
ASSESSOR:	Map 73 Lot 7A
LOT SIZE:	13.09± AC
FEMA:	Not in a flood zone
SIGNAGE:	In lobby and street pylon
PARKING:	Ample on-site Paved, lighted, landscaped
FRONTAGE:	426'±
ZONING:	PO Professional Office
PROPERTY TAXES:	\$149,815.94



PROPERTY SUMMARY • BUILDING

175 Running Hill Road • South Portland, ME



Building Info

BUILDING SIZE:	69,756± SF
YEAR BUILT:	1983
CONSTRUCTION:	Steel and masonry
ROOF:	Flat, gravel
SIDING:	Metal
FLOORING:	LPV
CEILING HEIGHT:	8' – 20'
HVAC:	Forced air, gas fired
UTILITIES:	Municipal water/sewer Natural gas, telephone, electric
ELECTRICITY:	Substation
ELEVATOR:	Two
RESTROOMS:	Multiple throughout building
KITCHENETTE:	Several throughout building

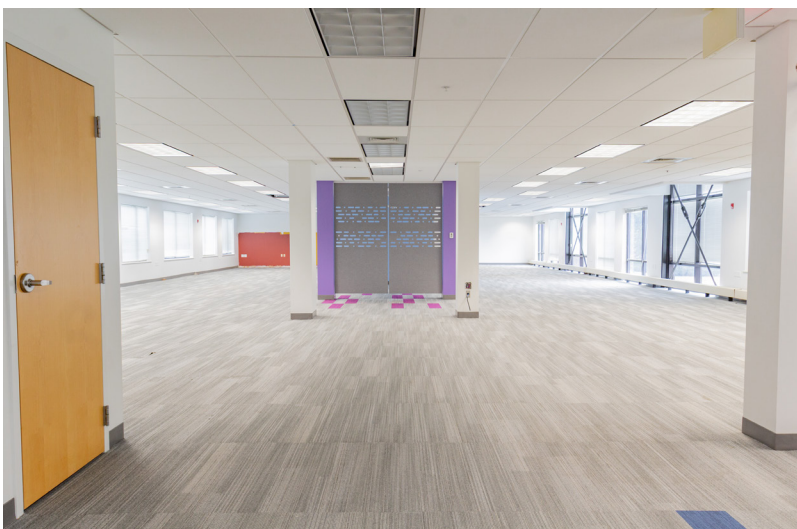
Available Space

TOTAL	63,485± SF	
First Floor	Suite 1A/B	8,542± SF
	Suite 1D	5,673± SF
	Suite 1E	<u>4,682± SF</u>
	TOTAL	18,897± SF
Second Floor	Suite 2A	6,403± SF
	Suite 2B	5,584± SF
	Suite 2C	4,874± SF
	Suite 2D	<u>5,467± SF</u>
	TOTAL	22,328± SF
Third Floor	Suite 3A	6,363± SF
	Suite 3B	5,691± SF
	Suite 3C	4,646± SF
	Suite 3D	<u>5,530± SF</u>
	TOTAL	22,230± SF



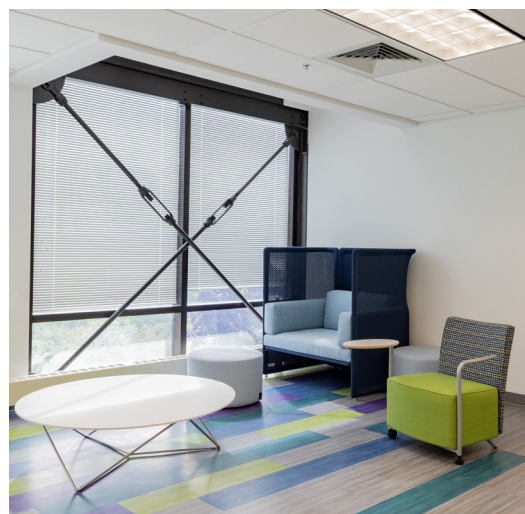
PHOTOS • OPEN FLOOR PLATES

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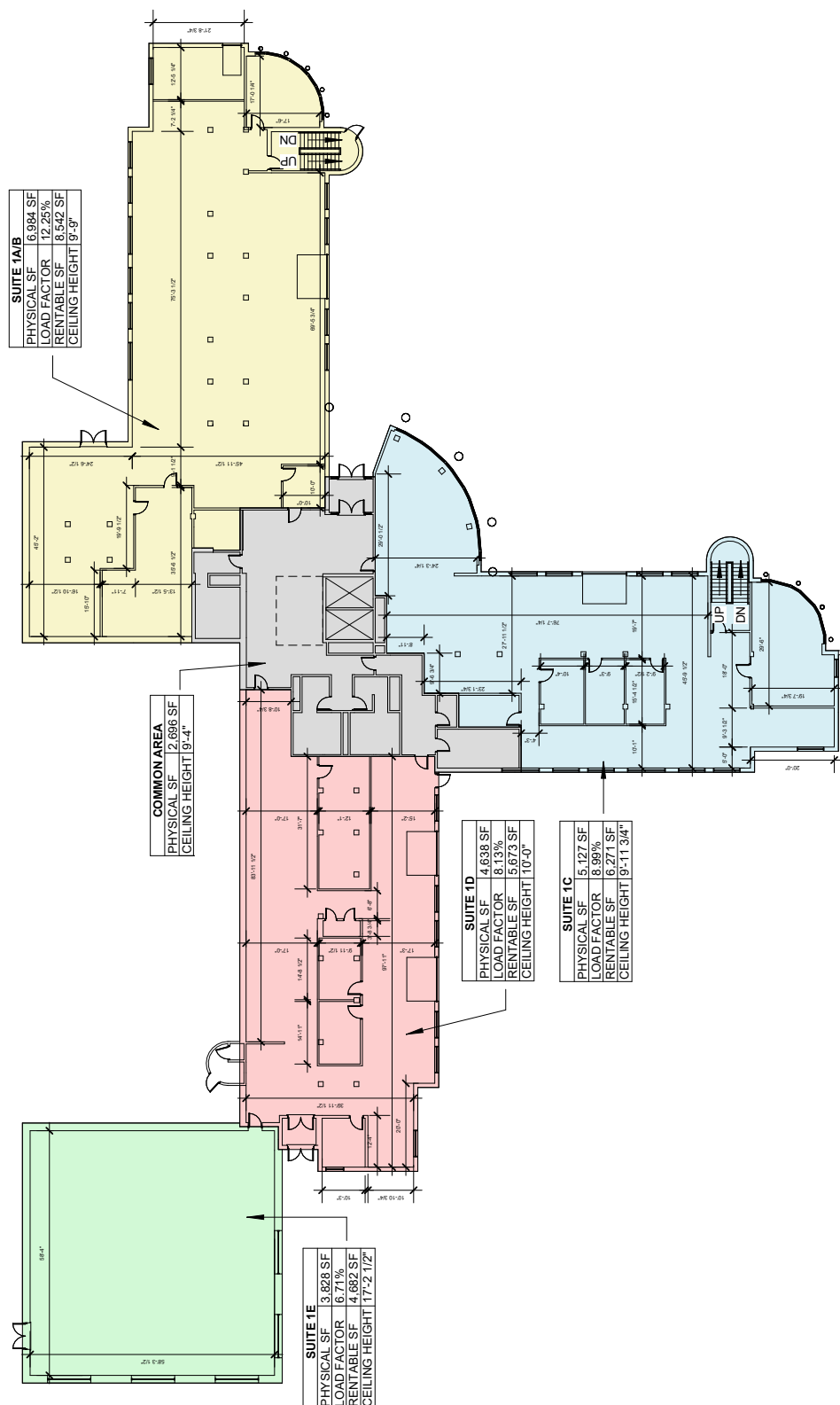
FLOOR PLAN • OFFICE|COMMON

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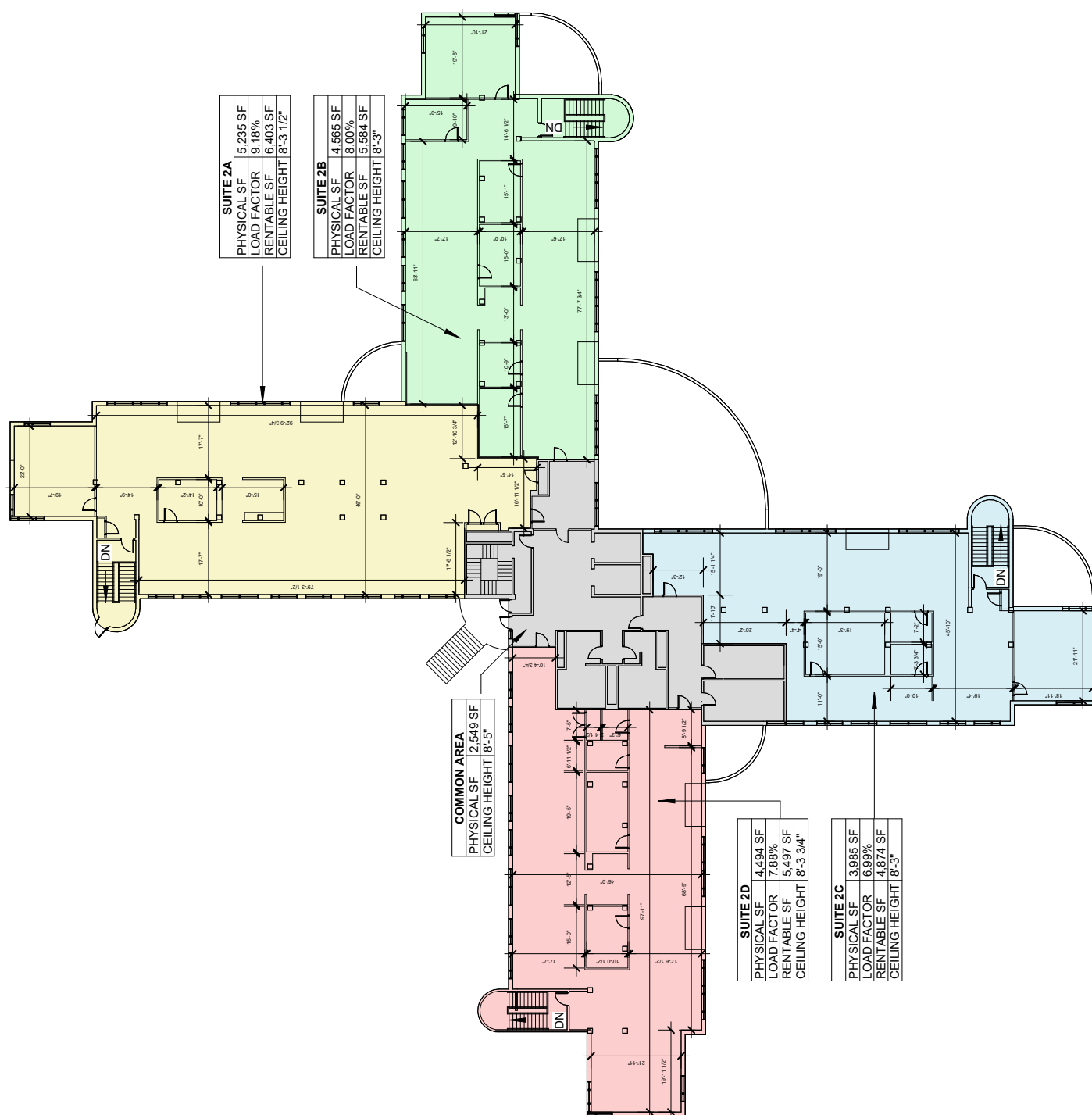
FLOOR PLAN • FIRST

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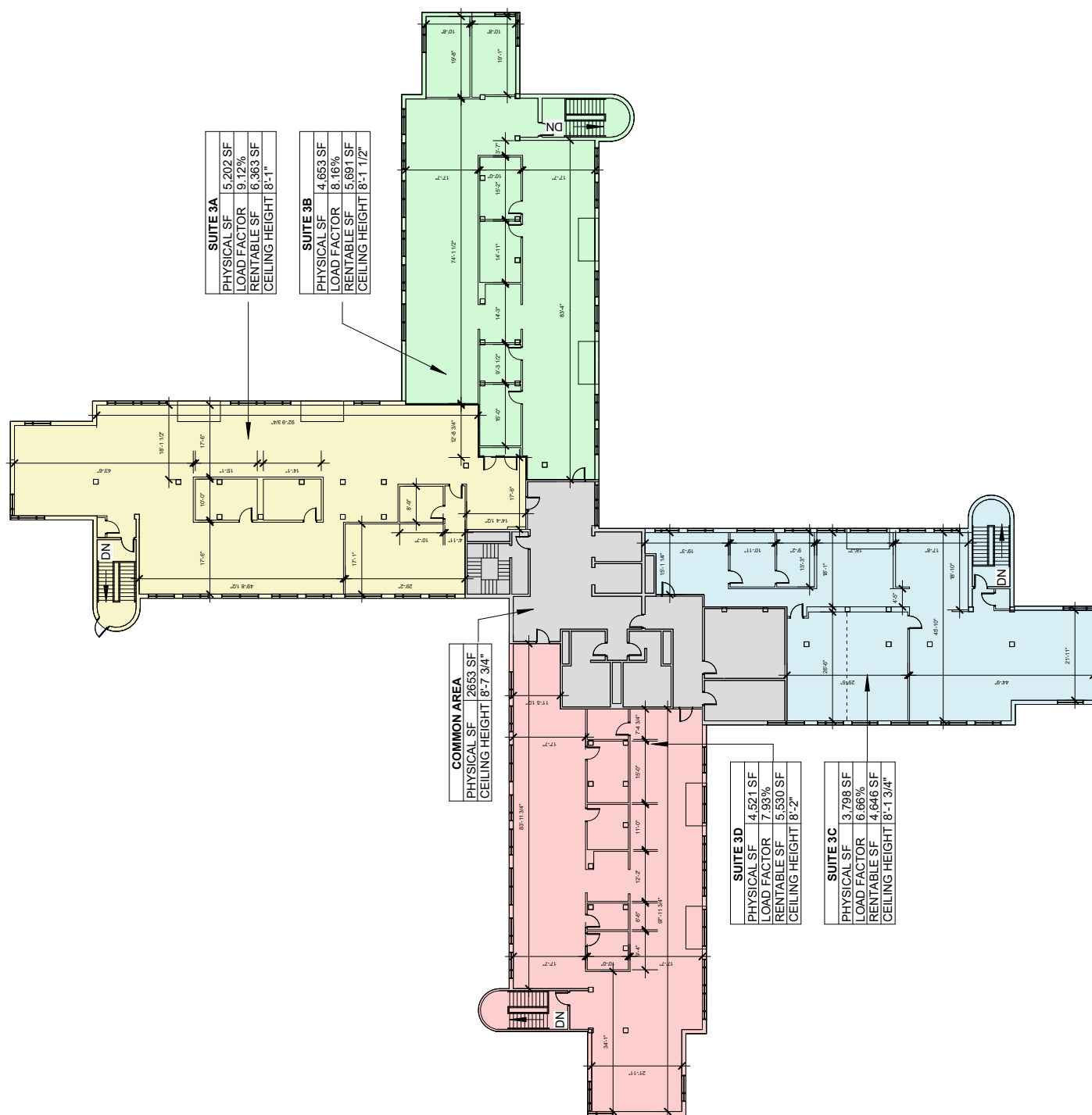
FLOOR PLAN • SECOND

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FLOOR PLAN • THIRD

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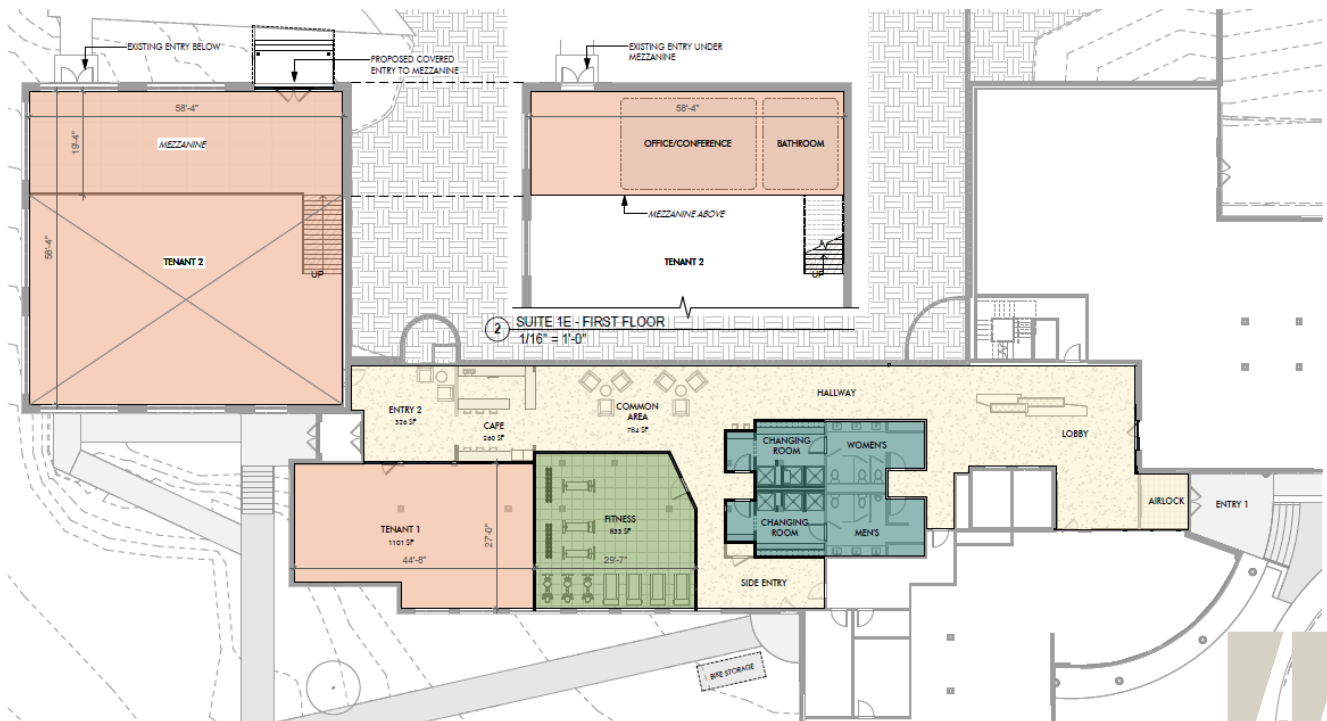
RENDERINGS

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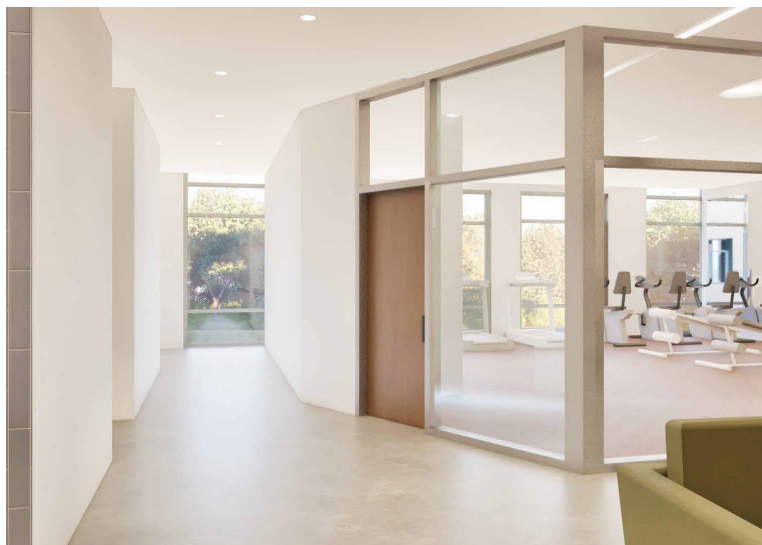
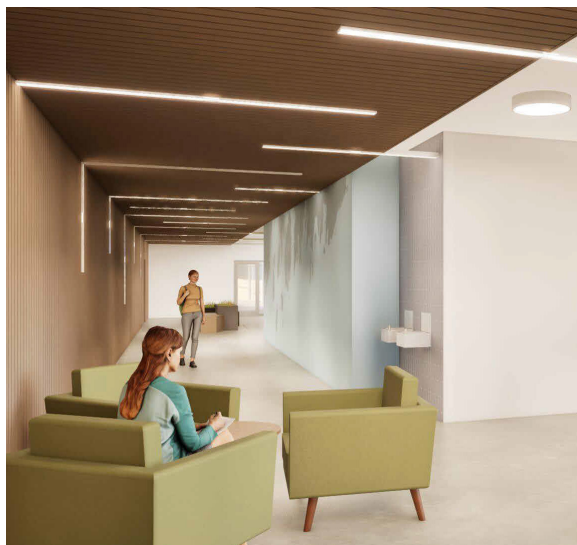
THE VISION

Running Hill Road will be transformed into a vibrant campus-like setting, with on-site amenities, including a new fitness center, welcoming courtyard and walking trails. The Landlord is committed to making this property truly Class A space.



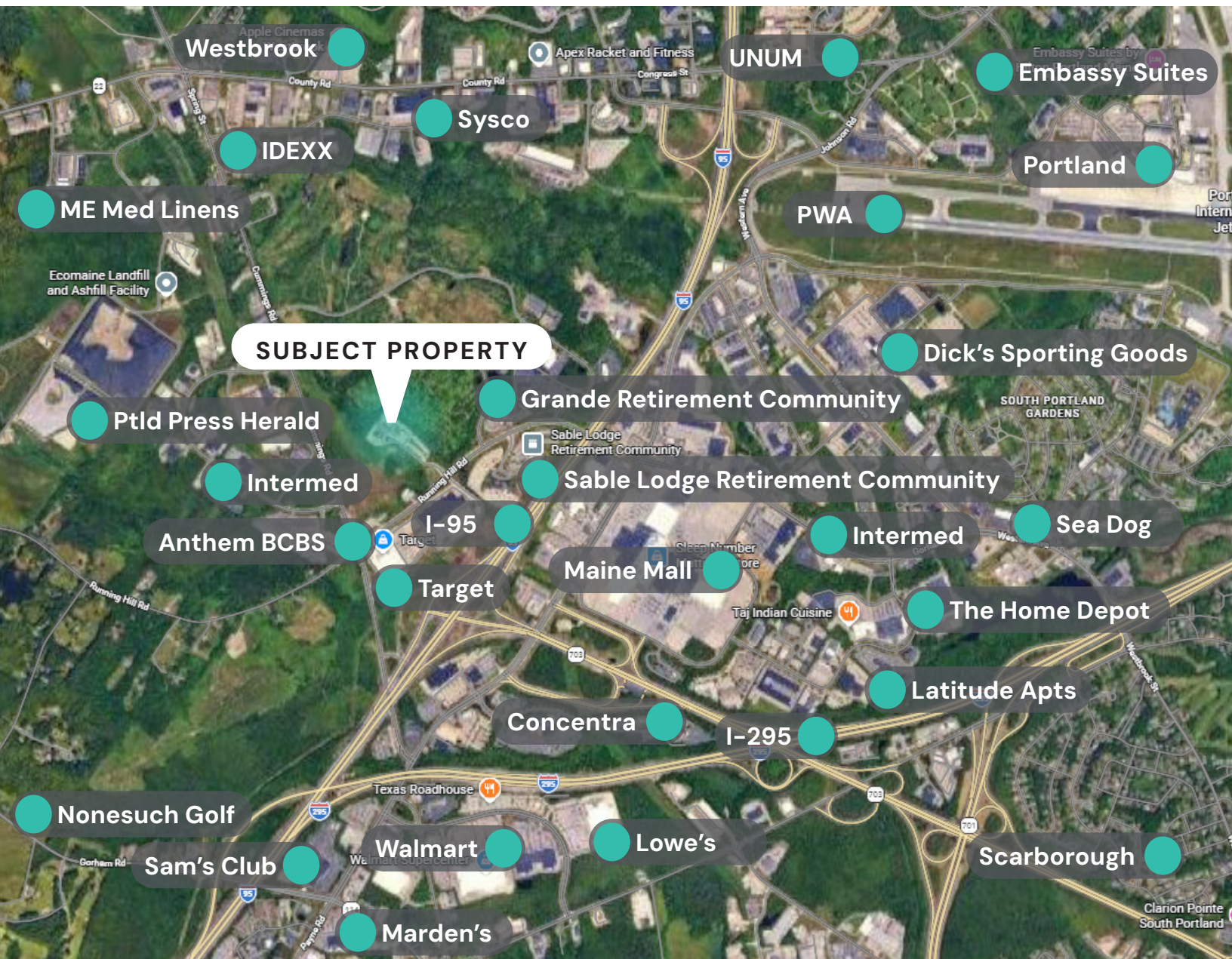
RENDERINGS

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LOCATION MAP

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