

# FOR LEASE | CLASS A OFFICE SPACE

179 JOHN ROBERTS ROAD, SOUTH PORTLAND, ME 04106



## PROPERTY HIGHLIGHTS

- 49,891± SF of Class A office space conveniently located just minutes from I-295, the Portland International Jetport, and the Maine Turnpike.
- The surrounding area boasts several large office park developments, as well as a host of retail stores and national chain restaurants.
- Two suites available:
  - Unit 100 - 36,703± SF
  - Unit 200 - 13,188± SF with the option to subdivide
  - Combined - 49,891± SF
- Abundant parking with an estimated 5 spots per one thousand square feet - over 300 parking spots.

LEASE RATE: \$15.00/SF NNN





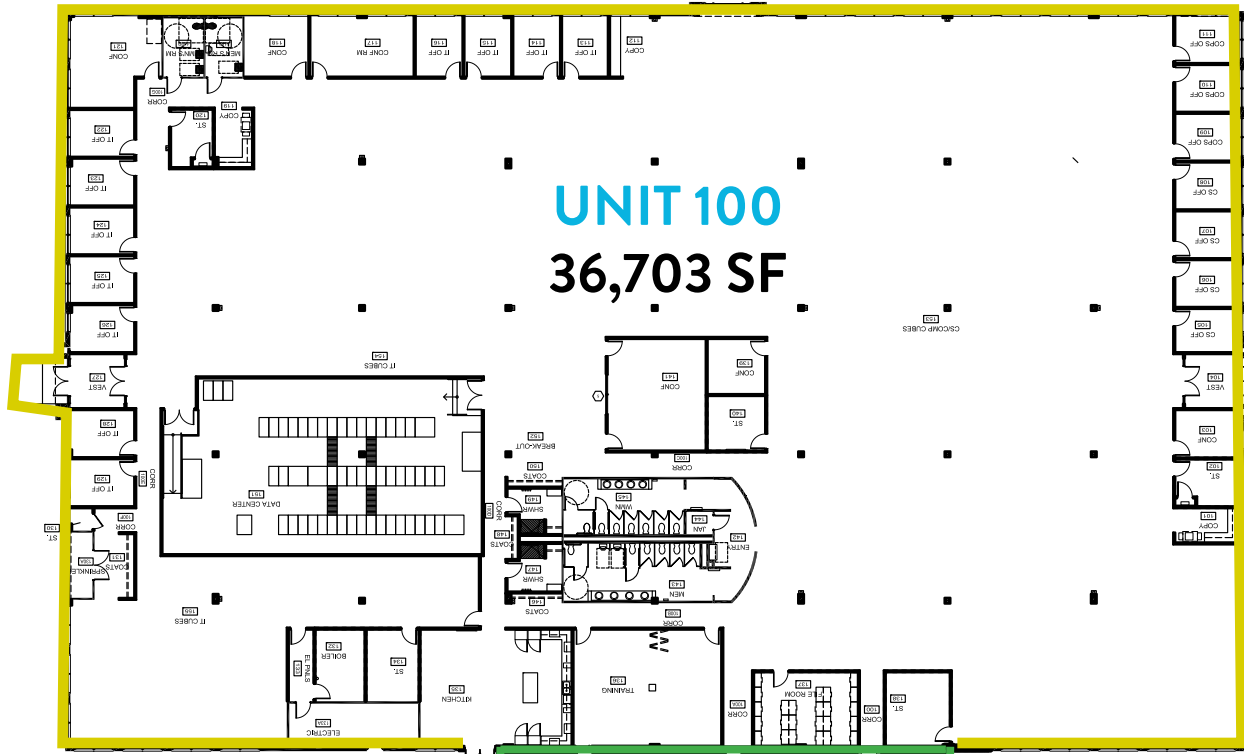
## PROPERTY DETAILS

<b>OWNER</b>	J.B. Brown & Sons	
<b>ASSESSOR'S REF</b>	Map 075, Block A, Lot 011	
<b>YEAR BUILT</b>	2003	
<b>ZONING</b>	IL - Light Industrial	
<b>BUILDING SIZE</b>	58,995± SF	
<b>CONSTRUCTION</b>	Single-story, brick/masonry	
<b>LAND AREA</b>	9.3± AC	
<b>AVAILABLE SPACE</b>	Unit 100	36,703± SF
	Unit 200	13,188± SF
	Tenant A	6,291 RSF
	Tenant B	6,897 RSF
	Unit 300	Leased
<b>UTILITIES</b>	Municipal water & sewer	
<b>HVAC</b>	Gas-fired units; Central A/C	
<b>PARKING</b>	300+ spaces (estimated)	
<b>LOCATION</b>	Conveniently located close to the Portland Jetport, Maine Turnpike, I-295 and the amenities of the Maine Mall area	
<b>CAMS</b>	\$5.40/SF (estimated)	
<b>LEASE RATE</b>	<b>\$15.00/SF NNN</b>	

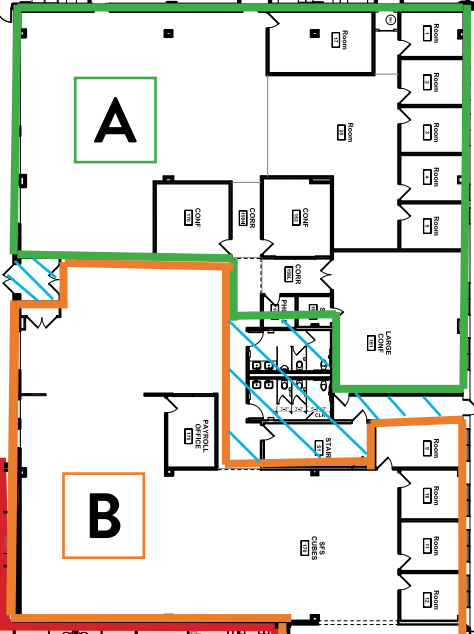





FLOOR PLANS



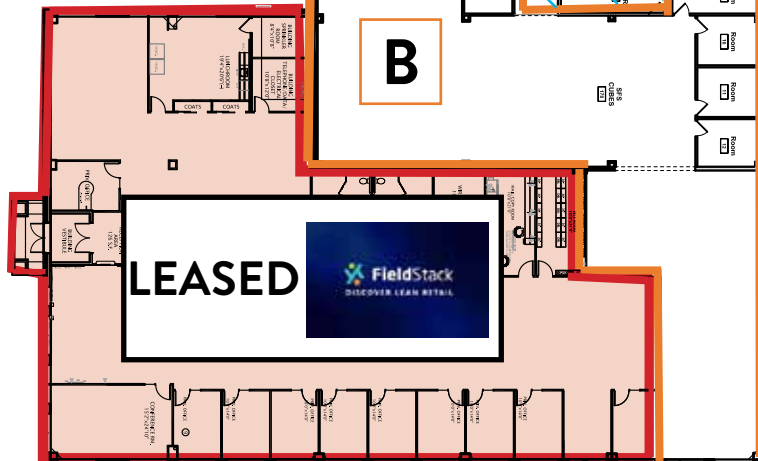
**UNIT 100**  
**36,703 SF**



**UNIT 200**  
**13,188 SF**

OR  
TENANT A: 6,291 RSF  
TENANT B: 6,897 RSF  
 SHARED SPACE

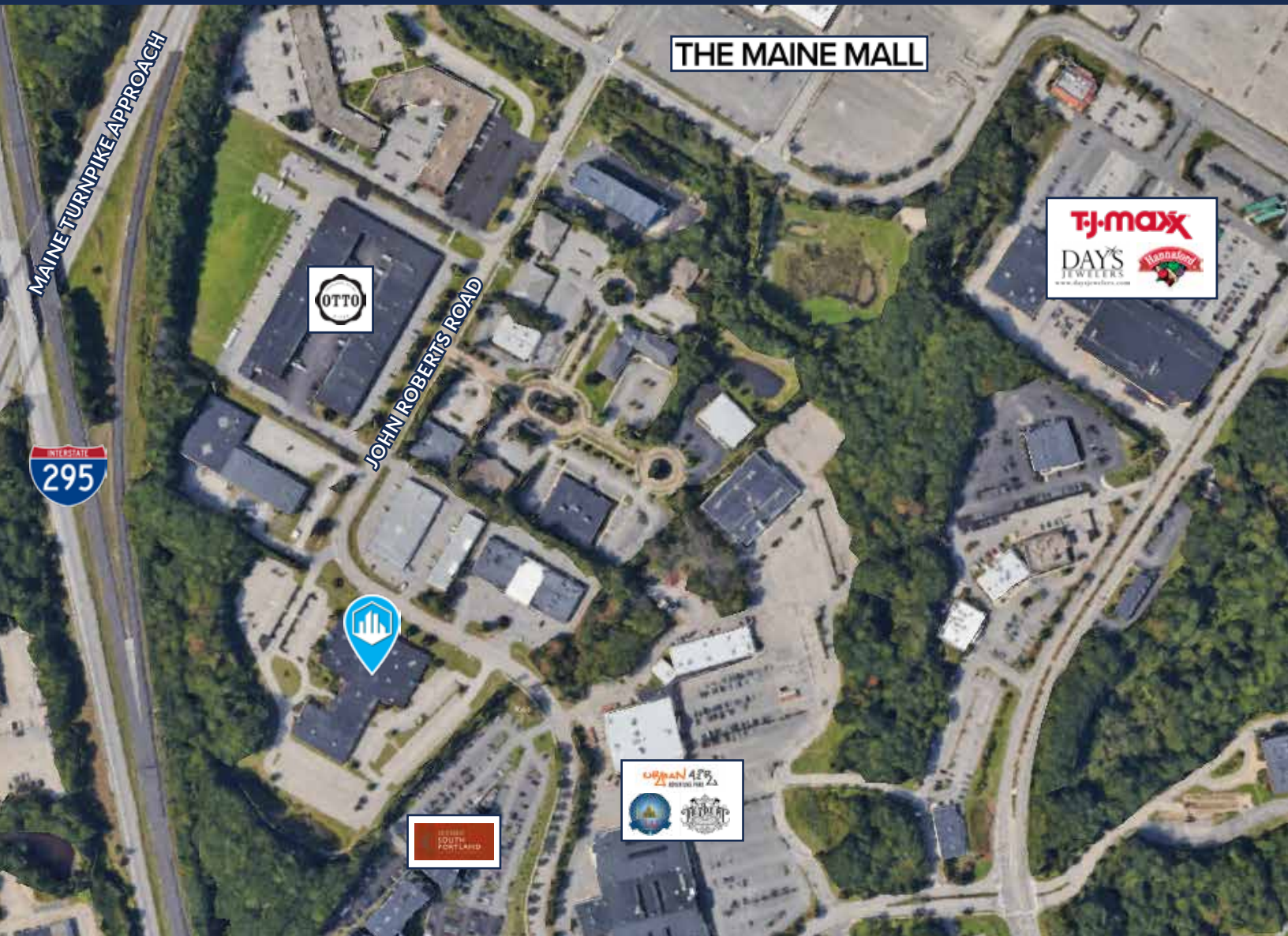
**UNIT 300**



**LEASED**  
  
DISCOVER. LEARN. RETAIL.

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## CONTACT US



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