

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.
A combined total of 49,891± SF.
- Abundant parking with an estimated 5 spots per one thousand square feet - over 300 parking spots.



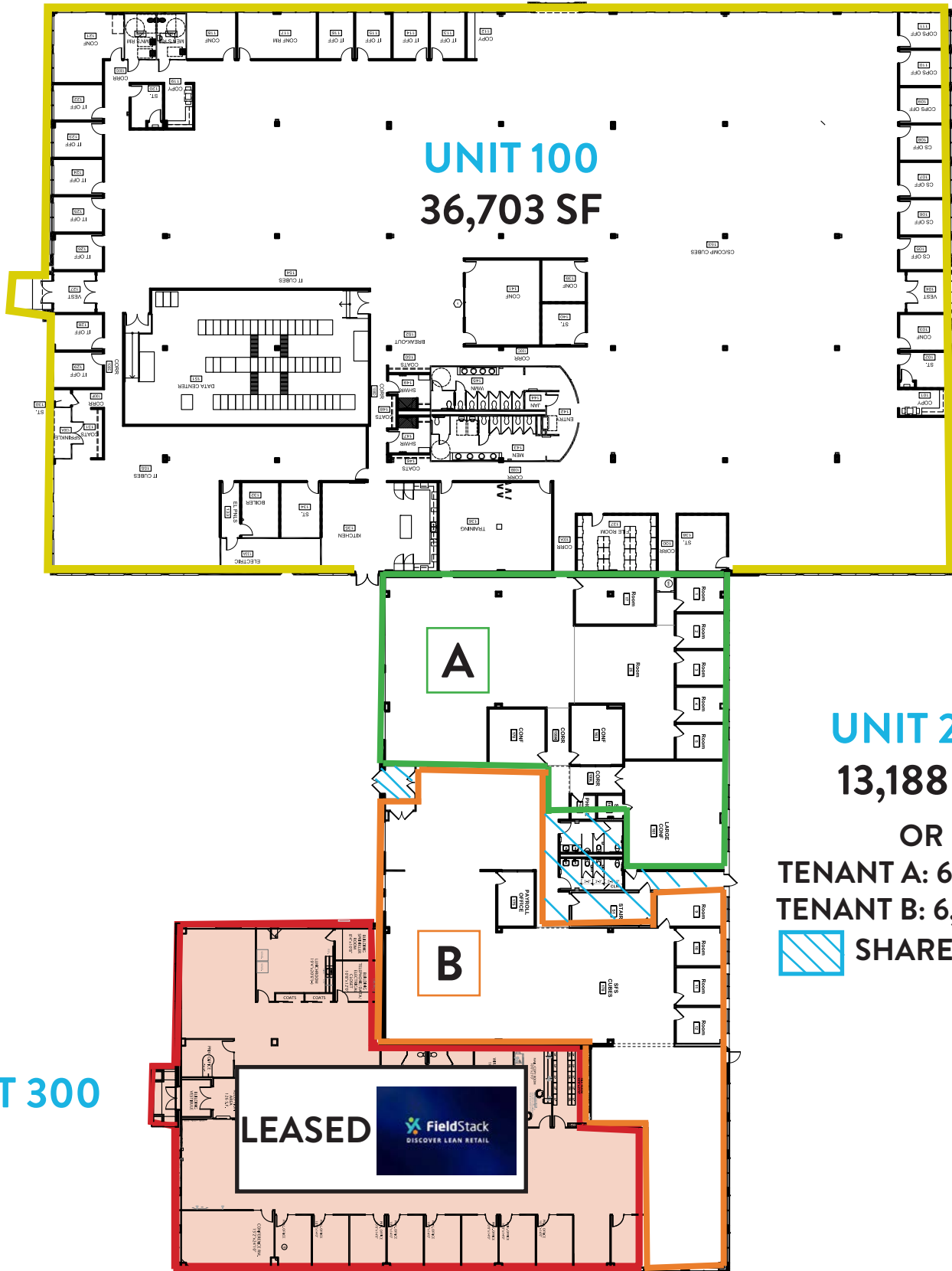
THE BOULOS
COMPANY

PROPERTY DETAILS

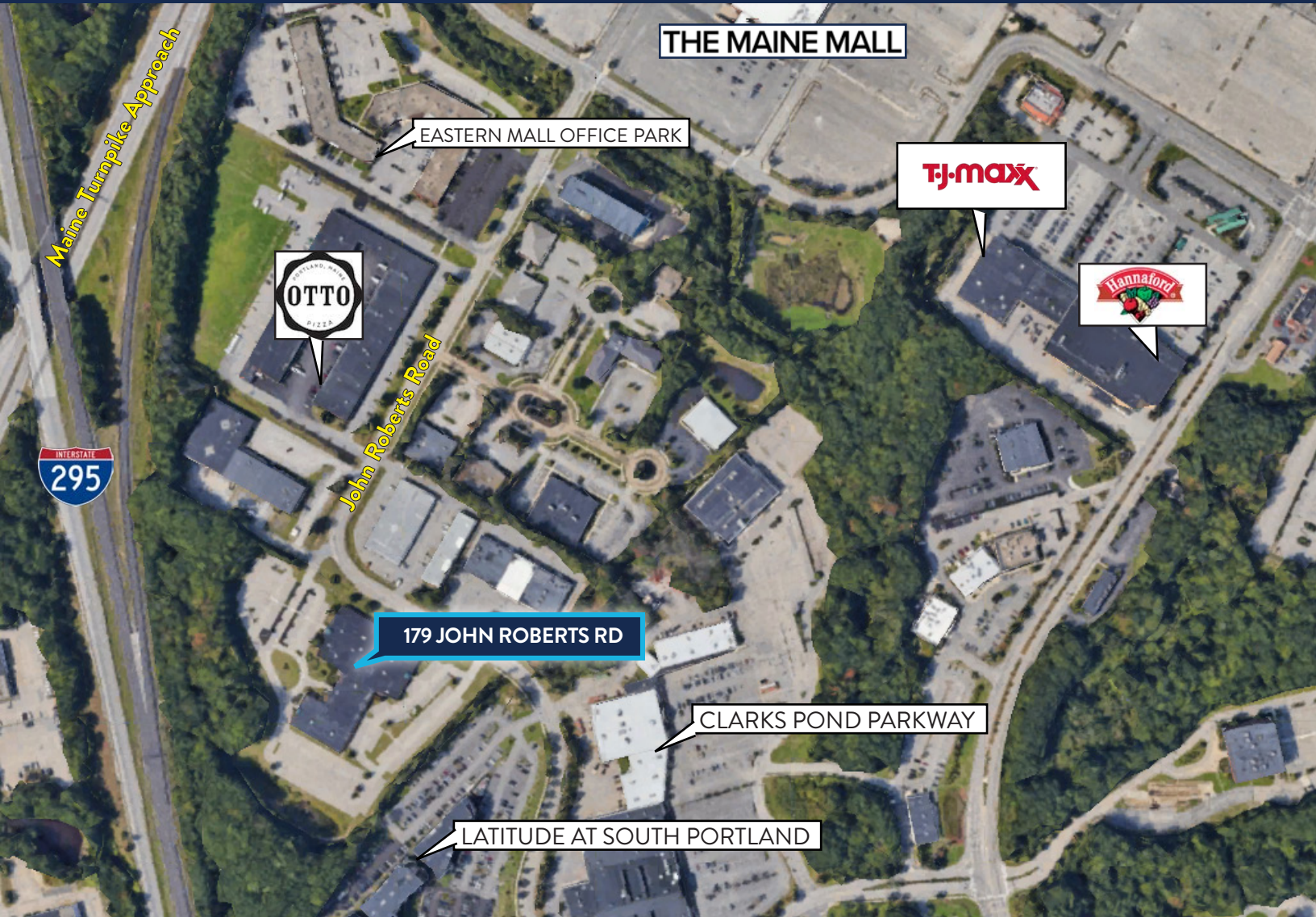
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| OWNER | J.B. BROWN & SONS |
| ASSESSOR'S REF | Map 075, Block A, Lot 011 |
| BUILDING SIZE | 58,995± SF |
| CONSTRUCTION | Single-story, brick/masonry |
| LAND AREA | 9.3± Acres |
| AVAILABLE SPACE | Unit 100 36,703 SF Unit 200 13,188 SF or Tenant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



FLOOR PLAN



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