

FOR SUBLEASE

MED MATRIX AGE MANAGEMENT & MED SPA

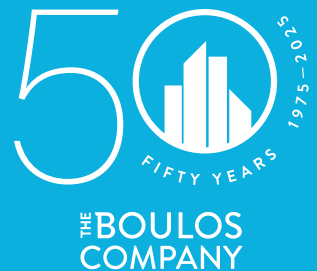


RECENTLY UPDATED RETAIL SPACE

198 MAINE MALL ROAD
SOUTH PORTLAND, ME 04106

PROPERTY HIGHLIGHTS

- Recently updated medical spa
- Excellent location for a medical spa, salon, or medical user
- Located between Exits 45 and 46 of the Maine Turnpike, combined traffic daily average: 40,000± vehicles/day
- Current buildout contains a reception and waiting room, eight (8) treatment rooms (four (4) with sinks), ample storage, and three (3) private bathrooms
- Lease Rate: \$20.00/SF NNN



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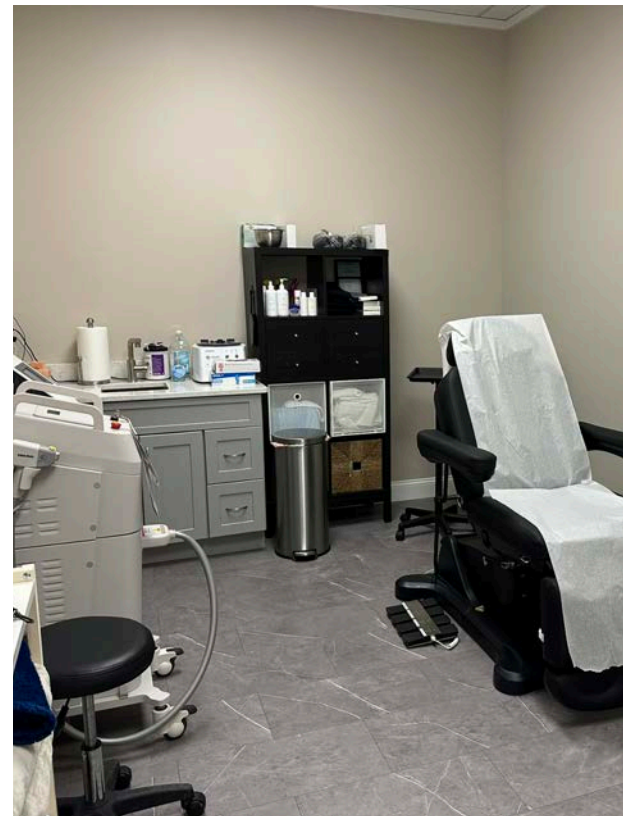
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PROPERTY DETAILS

OWNER	Ward Hill Realty Associates, LLC
SUBLESSOR	Med Matrix
BUILDING SIZE	96,050± SF
AVAILABLE SPACE	4,200± SF
AVAILABILITY	See broker for details
ASSESSOR'S REF	068-006-B
BOOK/PAGE	39008/206
ZONING	CCR - Central and Regional Commercial District
LOT SIZE	12.9± Acres
YEAR BUILT	1987
NO. OF STORIES	One (1)
HEATING/COOLING	Gas-fired forced hot air, central A/C package
UTILITIES	Municipal water and sewer
SPRINKLERS	Wet system
AREA BUSINESSES	Planet Fitness, Guitar Center, Theory Wellness, Designer Shoe Warehouse, and other Maine Mall businesses
PARKING	467± on-site parking spaces
NNN EXPENSES	\$6.00/SF
LEASE RATE	\$20.00/SF NNN

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