

FOR  
LEASE



# CLASS A OFFICE SPACE

## 6 ASHLEY DRIVE

SCARBOROUGH, MAINE

*6 Ashley Drive is a Class A, freestanding, professional office building located in the Roundwood Business Park on Payne Road in Scarborough, one of Southern Maine's fastest growing communities. This property is ideally suited for the office user seeking a Class A suburban office building with remarkable amenities, a well-established location with I-95 visibility, and an abundance of on-site parking. Recreation, shopping, hotels and restaurants are just a short distance away.*



### FEATURES

- Premier Class A office space - 3,500± SF up to 15,771± SF available on the first floor
- Located in the Roundwood Business Park on Payne Road in Scarborough with easy access to the Maine Turnpike via Exit 44
- 6.19± acre lot improved with an attractive, brick and glass modern office building
- Building amenities include an impressive reception/lobby area with tile floors, high ceilings and an abundance of natural light. The well-manicured landscaping includes a man-made pond, outdoor patios and seating areas for lunch.
- On-site parking exists for 246± vehicles (4.55:1,000 sf)

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## PROPERTY OVERVIEW

PROPERTY OWNER:	Ashley Drive Development, LLC
BUILDING SIZE:	54,161 $\pm$ SF
AVAILABLE SPACE:	3,500 - 15,771 $\pm$ SF (First Floor)
LAND AREA:	6.19 $\pm$ acres
ZONING:	B-2 (General Business District)
FLOORS:	Three (3)
ELEVATORS:	Two (2)
HVAC:	Gas-fired boilers supplemented with water source heat pumps throughout the building
UTILITIES:	Municipal water and sewer
SPRINKLER:	Yes, wet system throughout
RESTROOMS:	Men's and women's on each floor; showers and locker facilities on first floor
HANDICAPPED ACCESSIBLE:	Yes
PARKING:	On-site parking for 246 $\pm$ vehicles including 9 $\pm$ handicapped spaces (4.55 spaces/1,000 sf)
SIGNAGE:	Monument sign located at entrance of Ashley Drive along Payne Rd
AMENITIES:	Mailroom/stockroom with receiving area. Ashley Drive is within close proximity to 1.3 million SF Maine Mall, numerous area restaurants, commercial district and hotels, and has easy access to I-95, I-295 and the Portland Jetport.
LEASE RATE:	\$14.00/sf NNN
EXPENSES (2011):	\$4.66/sf (Excludes all utilities and janitorial.)
AVAILABILITY:	Immediately

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INTERIOR  
PHOTOS



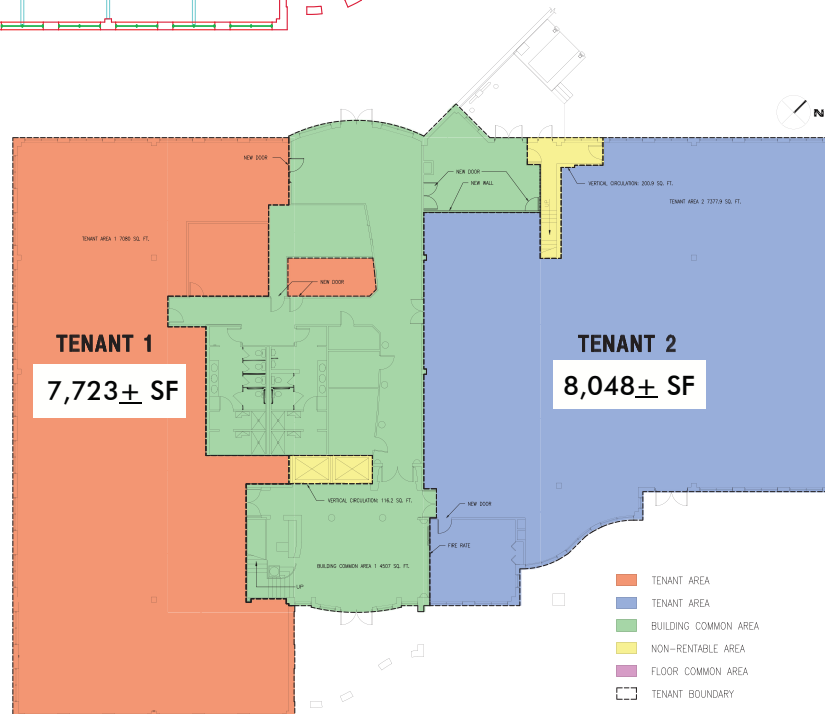
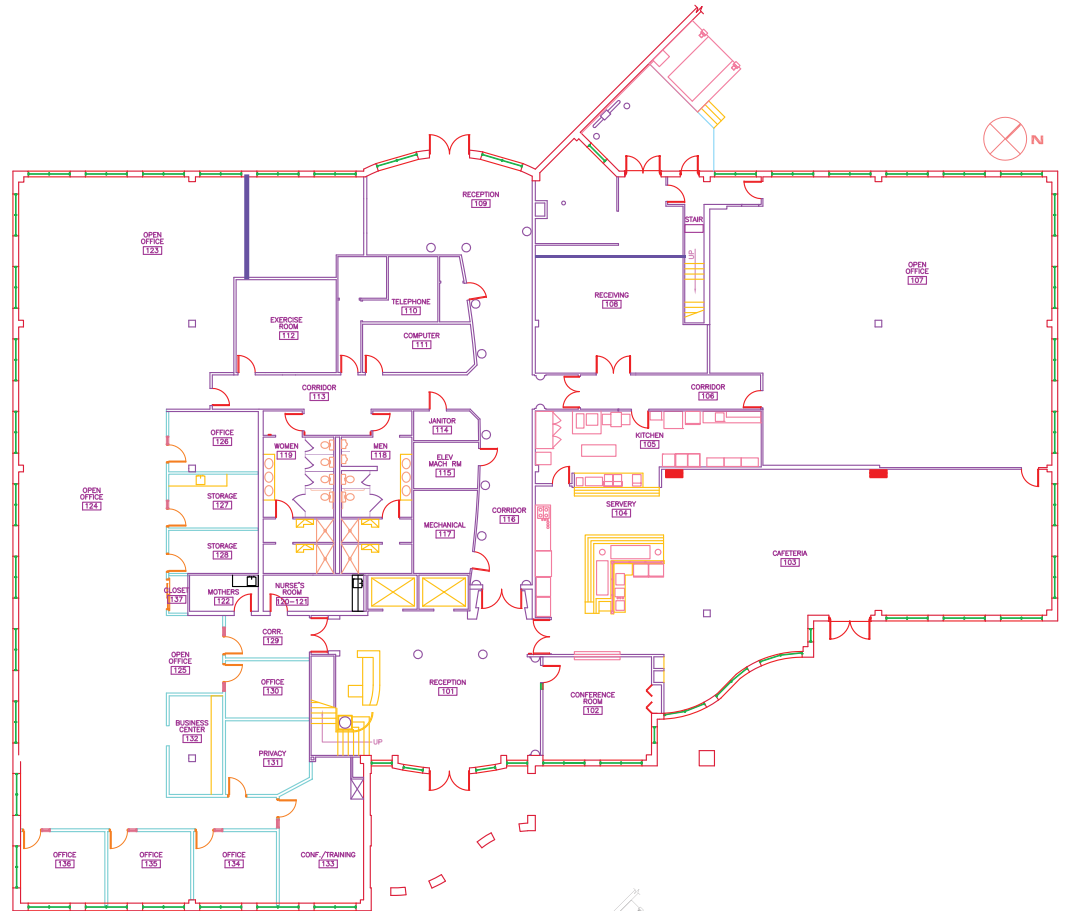
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## FIRST FLOOR



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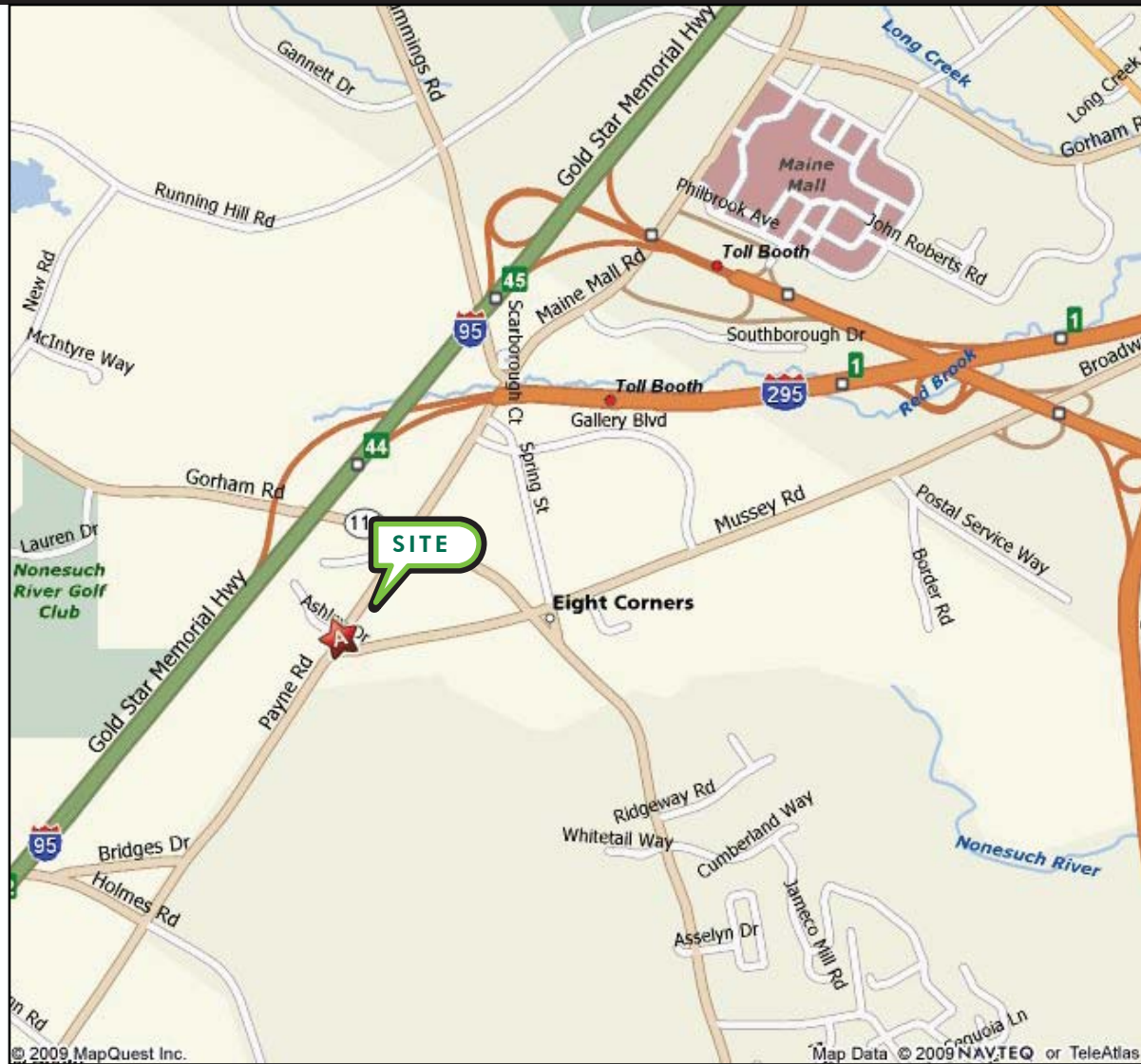
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LOCUS MAP



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