

FOR LEASE | EASTERN MALL OFFICE PARK

75 JOHN ROBERTS ROAD, BUILDING B, SOUTH PORTLAND, ME 04106



PROPERTY DETAILS

- 3,227± RSF Class A office space in Building B at Eastern Mall Office Park in South Portland. The development is located just minutes from I-295, the Portland International Jetport, and the Maine Turnpike.
- Eastern Mall Office Park offers easy accessibility, a suburban campus setting, ample on-site parking and tenant signage rights on the building. The surrounding area boasts several large office park developments as well as a host of retail stores and national chain restaurants.
- Eastern Mall Office Park is home to a variety of successful businesses including USI, MMC - Pediatrics, Sebago Technics, Canon Solutions, Bottomline Technologies, The Bean Group, Merrimack Mortgage Company and others.
- Eastern Mall Office Park's attractive and efficient single-story design offers signage opportunities and an abundance of parking at Tenant's door.
- 493 spaces provides parking of approximately 5 spaces per 1,000 SF.

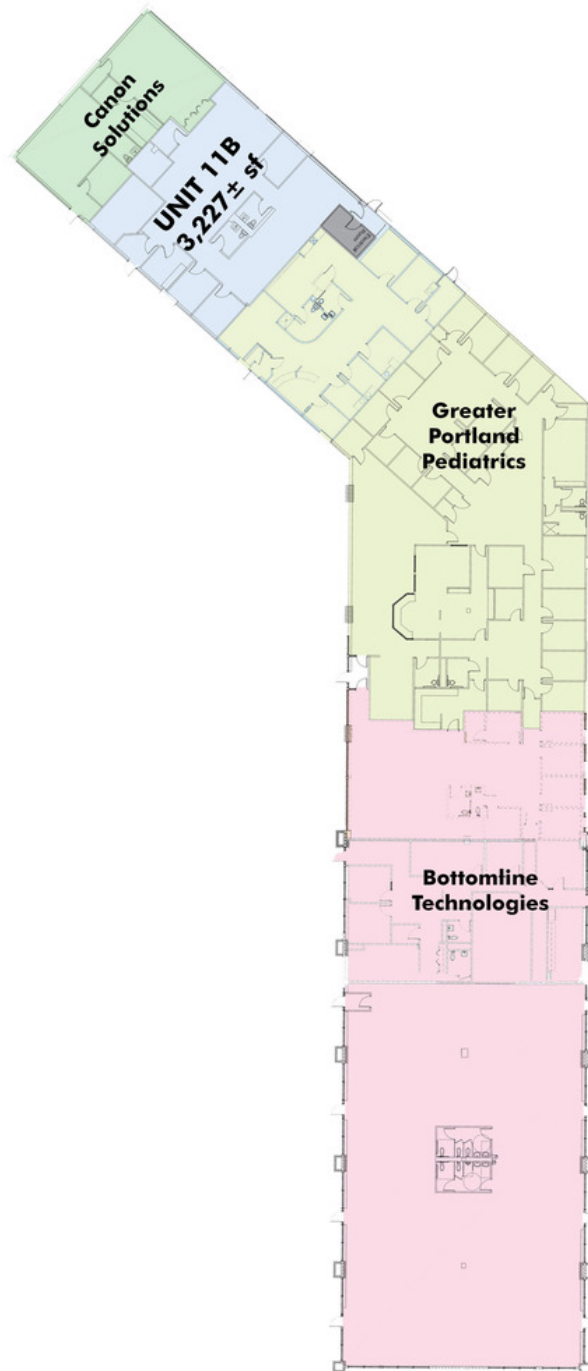
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PROPERTY DETAILS

OWNER	Roberts Road Associates
BUILDING SIZE	38,846± SF
AVAILABLE SPACE	Unit 11B - 3,227± SF
AVAILABILITY	September 1, 2019
PARKING	Abundant. Approximately 5 Spaces per 1,000 SF
OCCUPANCY	Negotiable.
LEASE RATE	\$14.95/ SF (NNN)
REAL ESTATE TAXES	\$2.00/ SF
CAMS	\$2.99/SF (est.) Excludes premises electricity, cleaning/ trash removal, heating and cooling.
LOCATION	Conveniently located close to the Portland Jetport, Maine Turnpike, I-295 and the amenities of the Maine Mall area.

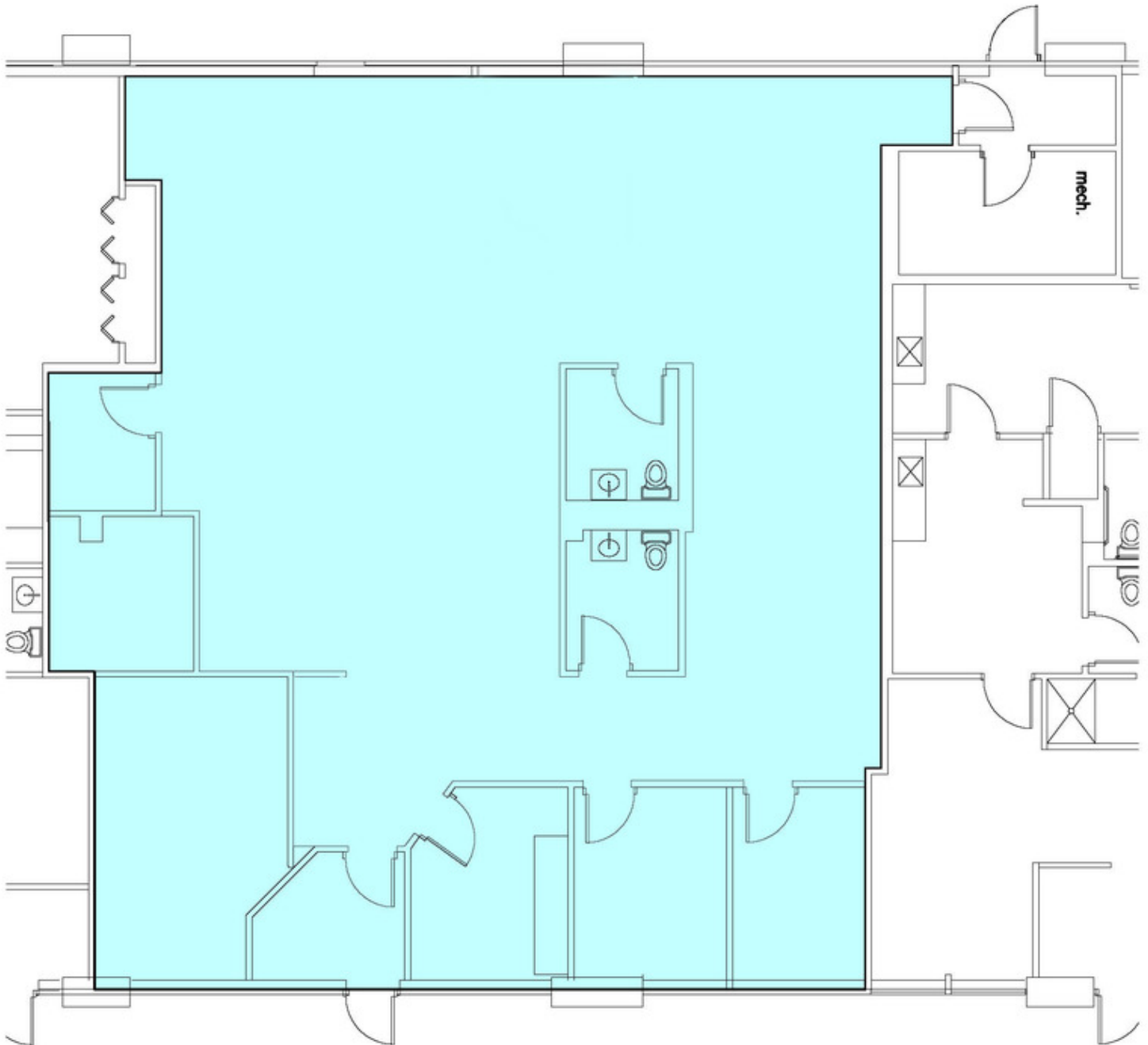


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FLOOR PLAN - UNIT 11B



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