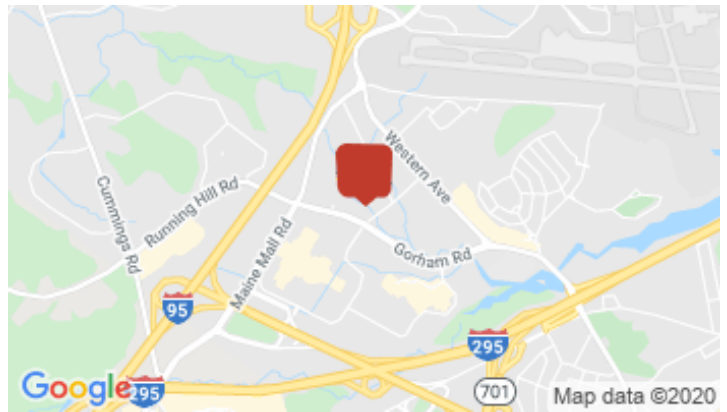


# Exclusive Office Space at Cornerbrook Plaza at the Maine Mall

## 343 Gorham Rd, South Portland, ME 04106

Listing ID: 28219240  
Status: Active  
Property Type: Office For Lease  
Office Type: Mixed Use  
Contiguous Space: 12,000 SF  
Total Available: 12,000 SF  
Lease Rate: \$10 PSF (Annual)  
Base Monthly Rent: \$10,000  
Lease Type: NNN  
Nearest MSA: Portland-South Portland  
County: Cumberland  
Loading: 1 Dock, 1 Door  
Tax ID/APN: 067 005 C  
Zoning: CENTRAL  
Class of Space: Class  
Building/Unit Size (RSF): 43,560 SF  
Road Type: Paved  
Property Visibility: Excellent  
Highway Access: Close to I-95 and I-295  
Year Built: 1984  
Construction/Siding: Brick, Stone  
Parking Ratio: 1 (per 1000 SF)  
Parking Type: Surface



### Overview/Comments

We are pleased to offer for lease 12,000+/- SF of office space in the Cornerbrook Plaza. The plaza is adjacent to the 1.2M square foot Maine Mall and located at the corner of Gorham and Foden Roads, offering unprecedented traffic counts and multiple means of access. Join Talbot's, Panera Bread, Dino Furs, and SuperCuts, Massage Envy at this incredible center with exceptional exposure and accessibility. This highly sought after location offers attractive retail space with brick and glass construction and ample on site parking at one of the most widely recognized intersections in the Maine Mall area.

### Property Contacts



**Steve M Baumann**  
Compass Commercial Brokers, LLC  
207-831-4063 [M]  
207-253-1781 [O]  
sbaumann@compass-cb.com