

FOR LEASE | CLASS A OFFICE SPACE

707 SABLE OAKS DRIVE, SOUTH PORTLAND, ME 04106



PROPERTY HIGHLIGHTS

- Class A office building in Sable Oaks Office Park offering beautiful finishes throughout.
- The building has maintained its Energy Star label since 2012 indicating that it measurably costs less to operate and occupy, and has an improved quality of the environment.
- Motivated landlord wants to get deals done!



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PROPERTY DETAILS

BUILDING SIZE	66,000± SF
YEAR BUILT	1992
LOT SIZE	4.89± Acres
ASSESSOR'S REF	Map 69, Lot 9
ZONING	CS - Suburban Commercial
PARKING	233 on-site spaces
SIGNAGE	Negotiable, and may include roadside directory and interior building directories.
HVAC	Gas-fired heat with electric A/C included in base year rent.
UTILITIES	Municipal gas, electricity, water and sewer. Electricity for lights, plugs and heat/AC fan will be separately metered.
BUILDING TENANTS	Gorrill Palmer, Sandler Sales, Guy Carpenter, Paychex, TPx, First American Title Insurance Company, H & D Title, Jon Morris & Company, IIS Financial, TRSS Wealth Management and Korde & Associates
PARK AMENITIES	Marriott Portland at Sable Oaks and Holiday Inn Express

SUITE AVAILABILITY & LEASE RATES

SUITE #	SIZE (SF)	LEASE RATE	AVAILABILITY
040	4,334± SF	\$21.00/SF NNN	Immediately
230*	2,567± SF	\$23.00/SF MG	Immediately
250B*	2,555± SF	\$23.00/SF MG	Immediately
330	2,001± SF	\$23.00/SF MG	Immediately

* Suites can be expanded for a total of 10,393± SF.

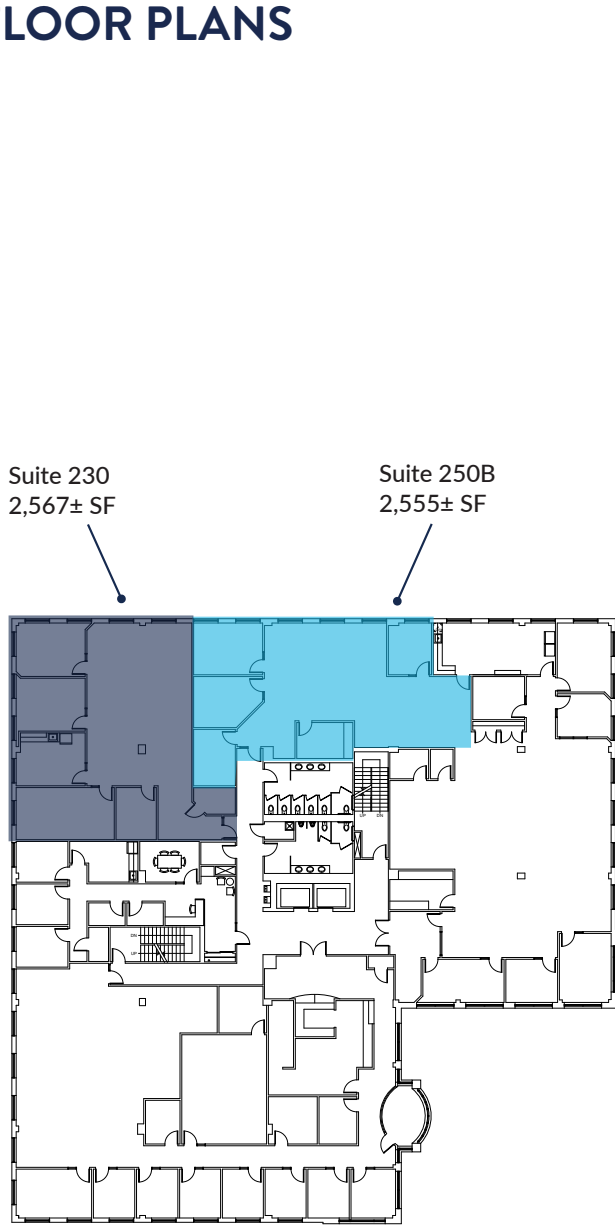


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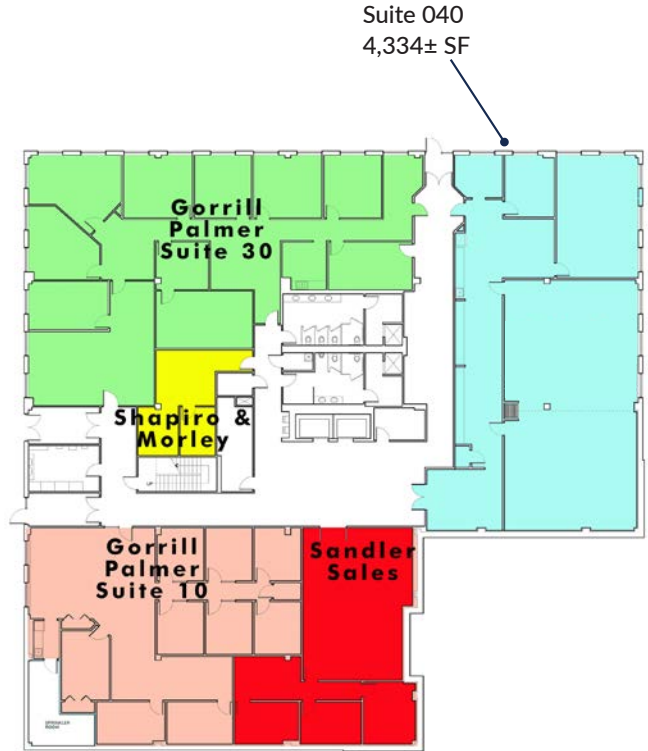
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FLOOR PLANS

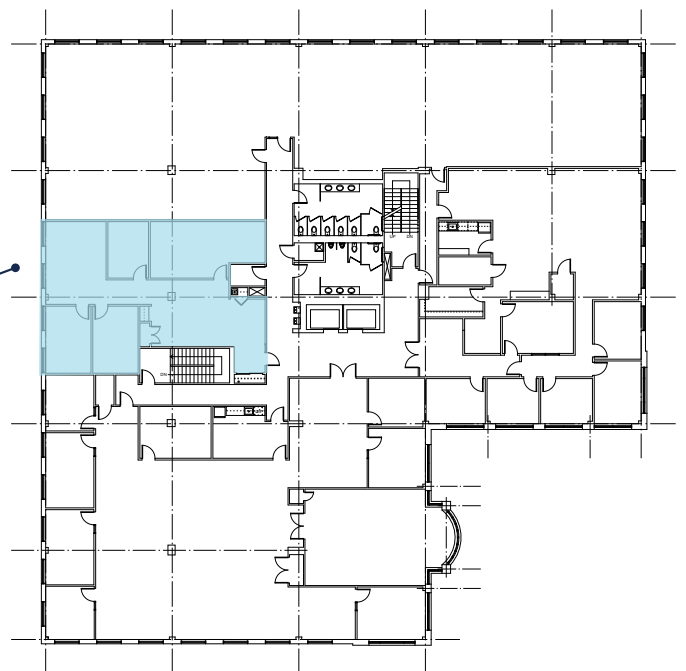


SECOND FLOOR



GROUND FLOOR

Suite 330
2,001± SF



THIRD FLOOR

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