



Conveniently located in Gannett Drive Business Park

Class A facility

Close proximity to all area amenities including the Portland International Jetport, all major highways, Sable Oaks Golf Course and The Maine Mall

PROPERTY HIGHLIGHTS

100 GANNETT DRIVE

100 Gannett Drive - South Portland, Maine Class A Office Building

100 Gannett Drive - South Portland, Maine Class A Office Building

Near The Maine Mall, International Jetport and I-95

**100
GANNETT DRIVE**

**CLASS A
OFFICE SPACE FOR LEASE**

**3,016 - 15,282 RSF
Available**

Suburban Office Location near Maine Mall area amenities.

Conveniently located close to the Maine Turnpike/ I-95 and I-295.

Deb Napolitano
deb@paragonre.com
207-775-7300



100 GANNETT DRIVE - SOUTH PORTLAND

Class A Office Building

Near The Maine Mall, International Jetport and I-295

Ideally Located and
Close to All Area Amenities



UNIQUE SOUTH PORTLAND OFFICE SPACE

100 Gannett Drive is a 25,351± SF brick and masonry building featuring first class office space on a single level with professional offices and ample on-site parking. The available spaces are built out with reception, private offices, lunchroom w/kitchenette, and conference rooms — pleasant space for your employees and clients as well.

Located in close proximity to all area amenities including the 1.2M SF Maine Mall, the Portland Jetport, and downtown Portland, this building's accessibility cannot be beat with easy access to both I-295 and the Maine Turnpike/I-95.

Join KeyBank, U.S. Cellular, and State Farm Insurance in this desirable Class A building.



DESCRIPTION OF SOUTH PORTLAND

South Portland, home of the 1.2 million SF Maine Mall, is Maine's retail and business powerhouse and is the largest retail, commercial and office complex north of Boston which is just 1.5 hours away. South Portland employs more than 3,000 people in more than 140 businesses. Fueled by easy access to I-295, The Maine Turnpike and the Portland Jetport, this dynamic commerce hub draws customers from all over Southern Maine. When the Maine Mall is open for business South Portland's population nearly triples from 23,000 to around 70,000.

100 Gannett Drive is surrounded by many other business such as Anthem Blue Cross/Blue Shield, Aetna Insurance, Fairchild Semiconductor, National Semiconductor, Unum, The Maine Mall, Target, and many other surrounding retailers, restaurants and businesses.

PROPERTY OVERVIEW

ADDRESS: 100 Gannett Road
South Portland, Maine

OWNER: Jefferson Mill, LLC

YEAR BUILT: 2001

LAND AREA: 4.6 Acres

GROSS BUILDING SF: 25,351 SF

STORIES: One

CONSTRUCTION: Brick, Masonry

ELECTRICAL: 3 Phase, 800 Amp Service
w/120/28 Voltage

SPRINKLERS: Yes

HVAC: Gas/Electric Rooftop Units
Central AC

LEASING SUMMARY

RENTABLE SF: 3,016 RSF (Available Immediately)
12,226 RSF (Available July 2012)
15,282 RSF (Combined)

SIGNAGE: Pylon & building signage
available to new tenant

INTERIOR: Some private offices, open
office space, reception,
conference rooms, lunchroom,
bathrooms w/showers

PARKING: 160 Spaces/6 Handicap

CEILINGS: 8 feet

LIGHTING: Parabolic Fluorescent

LEASE RATE: \$12 - \$15 per RSF NNN

CAMS: \$5.65 RSF

TERM: 5 to 10 Years Preferred

DEB NAPOLITANO
PARAGON COMMERCIAL REAL ESTATE
2 MARKET STREET, 5TH FLOOR, PORTLAND, ME 04101
207.775.7300 - deb@paragonre.com

WWW.PARAGONRE.COM



Paragon Commercial Real Estate represents the seller/landlord interest in the sale or lease of this property. The information furnished, whether expressed or implied, is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is subject to change without notice. All information should be independently verified.