

220 Maine Mall Road

Mall Plaza Shopping Center

South Portland, ME

OFFICE SPACE FOR LEASE

Up to 24,929 RSF
SUBDIVIDABLE
Office and/or
Classroom Space

Former Husson University and IRS space
with private offices and large
open areas suitable for many
different office arrangements

Located Across from the Maine Mall
Easy access from I-95 and I-295

Ample on-site parking

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PARAGON

OFFICE COMMERCIAL BROKERAGE MANAGEMENT CONSULTING INVESTMENT

220 Maine Mall Road

Near the Maine Mall, International Jetport and I-295



Former Husson Space



Former Husson Space



Former Husson Space



220 Maine Mall Road - Mall Plaza Shopping Center

This large 24,929± RSF Office and/or Classroom Space is located in the center of retail activity at the Mall Plaza Shopping Center. The former Husson University's Southern Maine campus, 11,200 RSF is comprised of private offices and classrooms including a lounge area and restrooms. It is open and spacious with an abundance of natural light. The IRS space is comprised of several conference rooms, private offices, kitchen and open spaces with work stations. Ginn Real Estate, the property management company, has an office on the 2nd floor. Entrances to the 2nd floor office space are on the front, side and rear of the building; there is an elevator accessed through one of the rear entrances. There is ample parking, shared with the 1st level retail, at the front, side and rear of the building. It is close to all area amenities including the Maine Mall, Portland Jetport, I-295 and downtown Portland.



IRS Space



IRS Space



Ample parking at front and rear of building

Description of South Portland

Just across the street is the 1.2M SF Maine Mall, Maine's retail and business powerhouse. The largest retail, commercial and office complex north of Boston, 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's doors are open, South Portland's population swells from 23,000 to about 70,000.

PROPERTY OVERVIEW AND LEASE SUMMARY

ADDRESS: 220 Maine Mall Road
South Portland, ME 04106

GENERAL DESCRIPTION: Office Space on 2nd level of
Maine Mall Plaza with retail
shops on first level.

OWNER: GMG LLC

LAND AREA: 11.98 AC

GROSS BUILDING SF: 88,064± SF

YEAR BUILT: 1974

STORIES: Two (2) Stories; Elevator

UTILITIES: Public Water & Sewer

LOCATION: On major road with easy access
to I-95 and Portland Jetport.

PARKING: Ample on-site surface parking

INTERIOR DESCRIPTION: Spacious office and class-
room space with conference
rooms and private restrooms.
Many possibilities for new
tenant office arrangement.

CONSTRUCTION: Concrete and Brick

ZONING: CCR

INTERIOR FINISH: Drywall

SIGNAGE: TBD: Pylon and Building
possible

LIGHTING: Suspended, Fluorescent

FLOORING: Carpet and Tile

AVAILABLE SPACE: 24,929 RSF subdividable

LEASE RATE: \$12.00 RSF NNN

TERM: 5-10 Years

DEBRA NAPOLITANO

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PROPERTY HIGHLIGHTS

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

Easy access from I-95 & I-295

Ample on-site parking

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