

# 300 SOUTHBOROUGH

SOUTH PORTLAND'S ADDRESS OF DISTINCTION

## 300 SOUTHBOROUGH DRIVE

Class A Office Building  
For Sale  
In South Portland, Maine

Beautifully landscaped campus  
with free on site parking— steps  
away from the 1.2M sf Maine  
Mall and both I-295 &  
the Maine Turnpike



300 Southborough is part of a six building complex: four buildings with a combined 230,000±sf of Class A professional office space, and two 92-room hotels (Marriott Courtyard and Homewood Suites). Southborough Office Park is located immediately off of I-295 via a signalized intersection on Payne Road in South Portland. Across the street, shoppers flock to Christmas Tree Shops and Michael's Crafts on their way to and from the 1.2Msf Maine Mall. 300 Southborough is a 115,926±sf steel frame brick and glass façade Class A office building being offered For Sale at the recently reduced price of \$10,600,000 (\$91.40/sf).

### PROPERTY OVERVIEW

ADDRESS: 300 Southborough Drive  
South Portland, Maine  
OWNER: Scarborough Holdings LLC  
NO OF STORIES: Three (3)  
DIRECTIONS: I-295 to Maine Mall Road—Exit 45

### SITE SUMMARY

UTILITIES: Public  
ACREAGE: 19.33± acres  
TOPOGRAPHY: Level  
ZONING: PO (Professional Office)  
FLOOR PLATES: 38,800± sf  
PARKING: 5.1/1,000 on site

### BUILDING SUMMARY

GROSS BUILDING SF: 115,926± sf  
AGE: 1988  
CONSTRUCTION: Steel frame with precast metal  
ROOF: Metal deck with ballasted EPDM  
membrane  
SIGNAGE: Street pylon, building entrance, and

### SALE/LEASE SUMMARY

GROSS BUILDING AREA: 115,926±sf  
SALE PRICE: \$10,600,000 (\$91.40/sf)  
TAX ASSESSED VALUE: \$19,280,400 (\$166.32/sf)  
OCCUPANCY: Vacant as of 11/2008  
LEASE RATE: \$16.50/sf NNN  
NNN CHARGES: \$7.50/sf (Estimate)

300 Southborough Drive is a joint offering:



JONES LANG  
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