



500 SouthBorough Office Park

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South Portland's Address of Distinction

CLASS A
OFFICE SPACE
FOR LEASE

in SOUTH
PORTLAND

Beautifully landscaped
campus with free
on-site parking
steps away from the
MAINE MALL

Deb Napolitano
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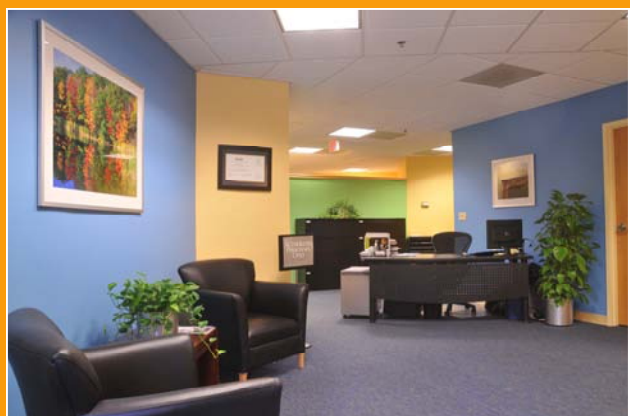


SouthBorough Office Park - South Portland, Maine

Is located directly across from Christmas Tree Shops and Circuit City and just south of the Maine Mall. Easy access to I-295, Maine Turnpike and the Jetport. All buildings provide modern brick & glass facades, first class interior finishes and beautifully maintained grounds. The property offers a unique opportunity

SOUTH PORTLAND WHERE MAINE DOES BUSINESS

South Portland, ME — home of the 1.2 million SF Maine Mall, is 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.



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Property Amenities

- First class professional office space and interior finishes
- High visibility, easily accessible Maine Mall location near all area amenities
- Immediate interstate access via signalized traffic intersection on Payne Road
- Plentiful on-site parking
- On-site management, storage and Deli
- Serene suburban campus featuring beautifully landscaped grounds and courtyard

PROPERTY AND LEASING SUMMARY

- LANDLORD:** RREEF Management
- GROSS BUILDING SF:** 60,000± SF
- AVAILABLE FOR LEASE:** 1st Floor: 2,006 to 9,419 RSF
2nd Floor: 2,865 RSF
- STORIES:** Three (3)
- CONSTRUCTION:** Concrete
- EXTERIOR:** Brick and Glass
- SPRINKLERS:** Yes
- HEATING:** Gas Fired
- AIRCONDITIONING:** Central
- PARKING:** Ample on site parking (4/1,000)
- LEASE RATE:** \$14.00 SF NNN
- EST. NNN:** \$8.57 RSF
- LEASE TERM:** Five (5) to ten (10) years

DEB NAPOLITANO, Principal
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