

Unique Office Space for Lease in the Heart of Downtown Saco



10 Pepperell Square—Saco, Maine

Property Highlights

- Beautiful professional office & retail space
- Historic brick & glass building
- Convenient Main Street access
- Unique office space with exposed brick
- Great downtown Saco location
- Track lighting & kitchenettes in most units
- Located in vibrant Pepperell Square
- Large windows offer plenty of light

For more information, please contact:

Danielle Lape
Associate Broker
KING REAL ESTATE
198 Saco Avenue
Old Orchard Beach,
Maine 04064



T. 207.934.7622
F. 207.934.1566
C. 207.730.2476

Email:

danielle@kingrealestate.com



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10

Pepperell Square is a beautiful brick and glass historic office building located in the heart of downtown Saco with first class finishes throughout. Exposed brick, track lighting & interesting curved architecture adds character to this great professional office location. Spaces available are shown below. Spaces include a third floor space with hardwood flooring, exposed brick and beam, large windows overlooking Pepperell Square and in common shared bathroom on second floor. First floor space is wide open with storage and bathroom in rear of space and exposed brick and beam with awesome hardwood floors and large retail windows. This area of Saco has undergone a complete revitalization. The walkway in front of the building was recently completely redone in brick & a granite fountain is to be installed on the brick patio area. The property offers easy access to all area amenities and a wide variety of local and national retail and office businesses and restaurants—including famous Rapid Ray’s Hamburgers directly adjacent to the property. There will be a professionally landscaped River Walk leading down to the Saco River directly across the street. Decorative pole lanterns are installed in front of the building and the telephone poles and other utility lines are now underground on Main Street to make the area even more attractive. Public transportation is available with a stop directly at the intersection on Main Street. This property offers a convenient location near all area amenities with easy highway access and excellent visibility. Plenty of large windows provide an abundance of natural light. 10 Pepperell Square is an excellent location for any professional office user in need of a downtown address that is competitively priced and ready for occupancy.

Property Details

Property Address:	10 Pepperell Square—Saco, Maine
Owner:	Brick Shark Associates
Building Size:	12,870+/- sf
No. of Stories:	Three (3) - First floor is retail space
Construction:	Masonry
Acreage:	.11+/- acres
Location:	Just off Main Street in Pepperell Square
Age of Building:	Circa 1900
Parking:	Available spaces in front of building in common with other tenants & on side streets
Signage:	Lobby directory & entrance door to suite
HVAC:	Gas/oil heat, no A/C
Connectivity:	Road Runner cable available

Lease Details

Available Space:	3rd Floor: 1,000+/- sf
Layout:	Third floor unit is walk up office space offering 1,000+/- sf with exposed brick and beam, large windows overlooking Pepperell Square, hardwood floors, and in common bathroom. First floor space offers All spaces have in common shared parking in front and side of property and offer unparalleled access and exposure in the heart in downtown Saco in popular Pepperell Square.
Lease Rate:	2nd Floor: \$ 8/sf NNN
NET Charges:	Estimated at \$1.22/sf
Tenant Pays:	CAM charges, heat, electric & janitorial
Lease Term:	3-5 years preferred

LOCATION, LOCATION, LOCATION!

