

Conveniently Located Office Space Just Minutes from Maine Mall, I-95 & I-295 in Cummings Road Business Park



207 Gannett Drive—South Portland, Maine

Property Highlights

- Excellent Visibility & Accessibility
- Ideal for Office or Call Center Space
- Minutes from Maine Mall, I-95, & I-295
- On site free parking
- Attractive Brick & Glass Construction
- Building façade and street signage
- Large Bull Pen Work Areas
- Several Perimeter Offices
- Reception Area & Kitchenette
- Great Lease Rate for Ideal Location!

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Commercial & Residential Real Estate Sales— Leasing—Development—Investment—Acquisition

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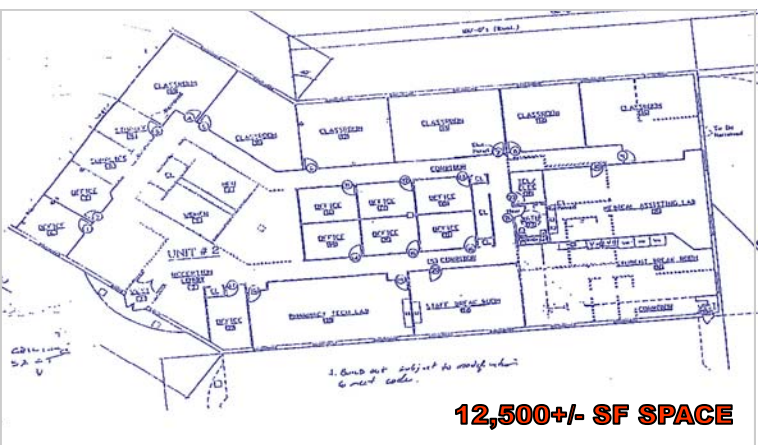
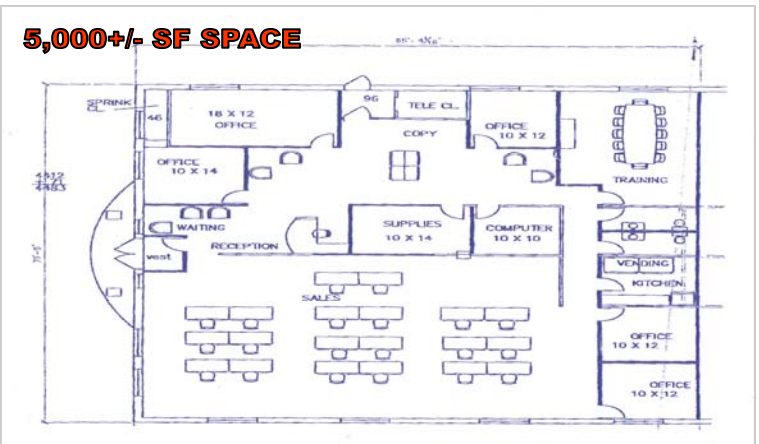
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Gannett Drive offers 5,000-15,750+/- sf of office space ideal for the professional office space user. Several perimeter offices are included along with two large bull pen work areas, reception area off private double door glass entry, kitchenette, interior conference room, private men's and women's bathroom facilities, and ample on site parking with adjacent overflow parking lot. Located just minutes from the Maine Mall, this building is a quick commute to downtown Portland with convenient close access to both I-295 and the Maine Turnpike—with the added convenience of the Maine Mall area and all its amenities just minutes away. Situated across from the Sable Oaks Golf Course and just down the road from Maine Crossing Shopping Center—anchored by Target and other national retailers. This is the ideal office space for any office user with great lease rate, free on site parking and convenient location!

Property Details

Address:	207 Gannett Drive—South Portland, Maine
Owner:	North Avenue Realty Trust
Acreage:	4.30+/- acres
Map/Lot:	Map 85, Lot 17
Building SF:	17,500+/- sf
Utilities:	Public water, sewer, natural gas, electricity, telephone & cable. Fiber option avail. in area.
No. of Stories:	One
Age:	Constructed in 1999
Construction:	Brick & Masonry—Steel Framed
Electrical:	480 Volt, 3 phase, 300 Amp Service
HVAC:	Highly efficient multi zone natural gas roof top HVAC system with central air duct distribution.
Parking:	Ample on site parking—110 parking spaces with 7 spaces per 1,000 sf of space.
Sprinkler:	Full coverage wet system
Signage:	Street pylon and building façade
Zoning:	IL (Light Industrial)

Floor Plan



Lease Details

Available Space:	5,000+/- sf & 12,500+/- sf or combine for 17,500+/- sf for entire building
Lease Rate:	\$ 13.50/sf NNN
CAM Charges:	TBD
Layout:	Several perimeter offices, large reception area off double door private glass entry, kitchenette, large interior conference room, large bull pen areas, private men's & women's bathrooms.
Lease Term:	Three (3) years preferred
Tenant Pays:	Separately metered utilities, janitorial & NNN
Availability:	August 2012—possibly sooner upon request.

Interior & Exterior Photographs

