

Retail & Office Space Available at Conveniently Located
Park Place Corporate Center —York, Maine



316 US Route One—York, Maine

Property Highlights

- Convenient Route One Location
- Exceptional Visibility & Accessibility
- Just Minutes of Maine Turnpike York Exit
- Second Floor Office Space Available
- Ample On Site Free Parking
- Excellent Demographics
- Cost Efficient and Attractive Space
- Highly Visible Street Pylon Signage
- 1,548 sf of Beautiful Medical Office Space Available with ADA Access—Turnkey & Ready for Occupancy

For more information,
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Commercial & Residential Real Estate Sales—Leasing—Development—Investment—Acquisition

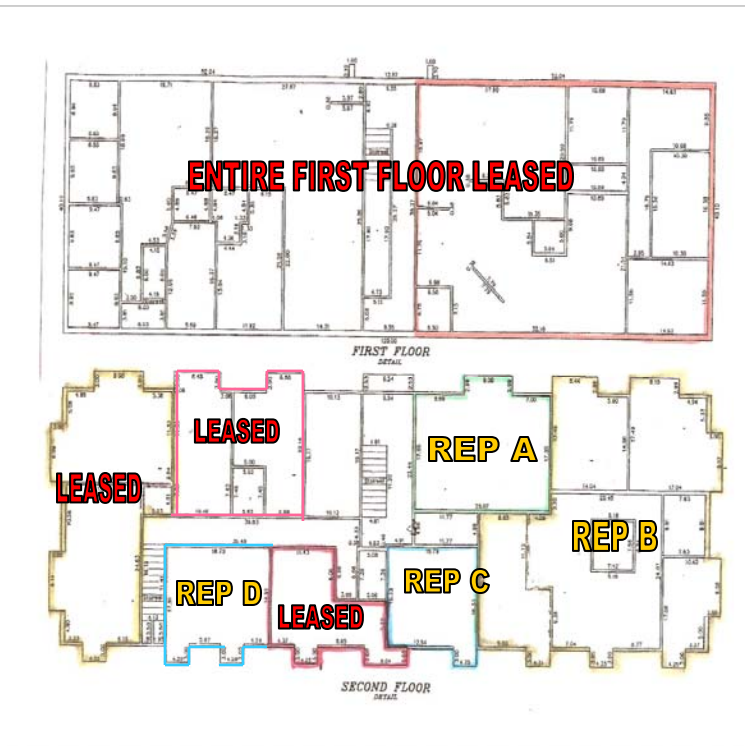
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Park Place Corporate Center is conveniently located along heavily traveled US Route One just off the I-95/ Maine Turnpike York Exit near the Stonewall Kitchen and recently renovated new Savings Bank of Maine at the former Super Shoes facility. This area boasts several new redevelopment projects such as the new Sanford Institute for Savings building, the newer Hannaford Plaza, and several new retail and office buildings. Park Place Corporate Center offers a interesting blend of retail and office tenants in an area of great demographics. The center is both highly visible and easily accessible and offers an abundance of free on site parking. This area of York is home to many national and local retail & office tenants and continues to be one of Maine’s most affluent communities.

Property Details

Property Address:	316 US Route One— York, Maine
Owner:	New Heritage Builders Inc.
Building Size:	9,600+/- sf
Acreage:	2.34+/- acres
Age of Buildings:	1985
Construction:	Wood frame and shingle
No. of Floors:	Two (2)
Map/Lot:	May 59, Lot 22A
HVAC:	Propane fired gas heat and central AC
Water & Sewer:	Public
Zoning:	Route 1-3 District.

Floor Plan



Leasing Details

Available Office Space:	Rep A: 450+/- sf—2nd Floor
	Rep B: 1,548+/- sf—2nd Floor
	Rep C: 250+/- sf—2nd Floor
	Rep D: 350+/- sf—2nd Floor
Lease Rate:	Rep A: \$ 500.00/month
	Rep B: \$ 1,650.00/month
	Rep C: \$ 325.00/month
	Rep D: \$ 425.00/month
CAM Charges:	Landlord bills back small amount for landscaping & plowing.
Tenant Pays:	Utilities & premise’s interior janitorial. Electric & HVAC billed back by Landlord.

Aerial Photograph



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