



COMPASS
COMMERCIAL BROKERS

OFFICE FOR LEASE

343 Gorham Road, South Portland, ME 04106



Property Description:

Lease Rate: \$10.00 PSF NNN

Available Space: 2,500 ± SF

Ideally suited for medical/office users, the first floor office space at 343 Gorham Road features a large reception/waiting area, 6 private offices, 2 private offices with plumbing, a conference room, kitchenette/breakroom, ample storage, and on-site parking. This office space is highly accessible as it is situated minutes away from the on & off ramps of I-95/I-295. With recently renovated interior finishes, users will enjoy stepping into a space that requires minimal investment. This area sees a high volume of traffic generated from the Maine Mall and other surrounding businesses. Join local and national users such as Texas Instruments, Intermed, Sebago Technics, Aspen Dental, CSL Plasma, and many more.

- **Property Address:** 343 Gorham Road, South Portland, ME 04106
- **Owner:** Cornerbrook LLC
- **Zoning:** CRC
- **Year Built:** 1984
- **Signage:** Building mount and Street Pylon.
- **Building Size:** 38,480 +/- SF
- **No. of Stories:** Two (2)
- **Sprinkler:** Yes
- **Elevator:** Yes
- **HVAC:** Gas Fired HVAC
- **Utilities:** Separately Metered
- **Parking:** Ample on-site parking
- **NNN's:** \$8.10 (Includes Heat)

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Interior Photos

343 Gorham Road, South Portland, ME 04106

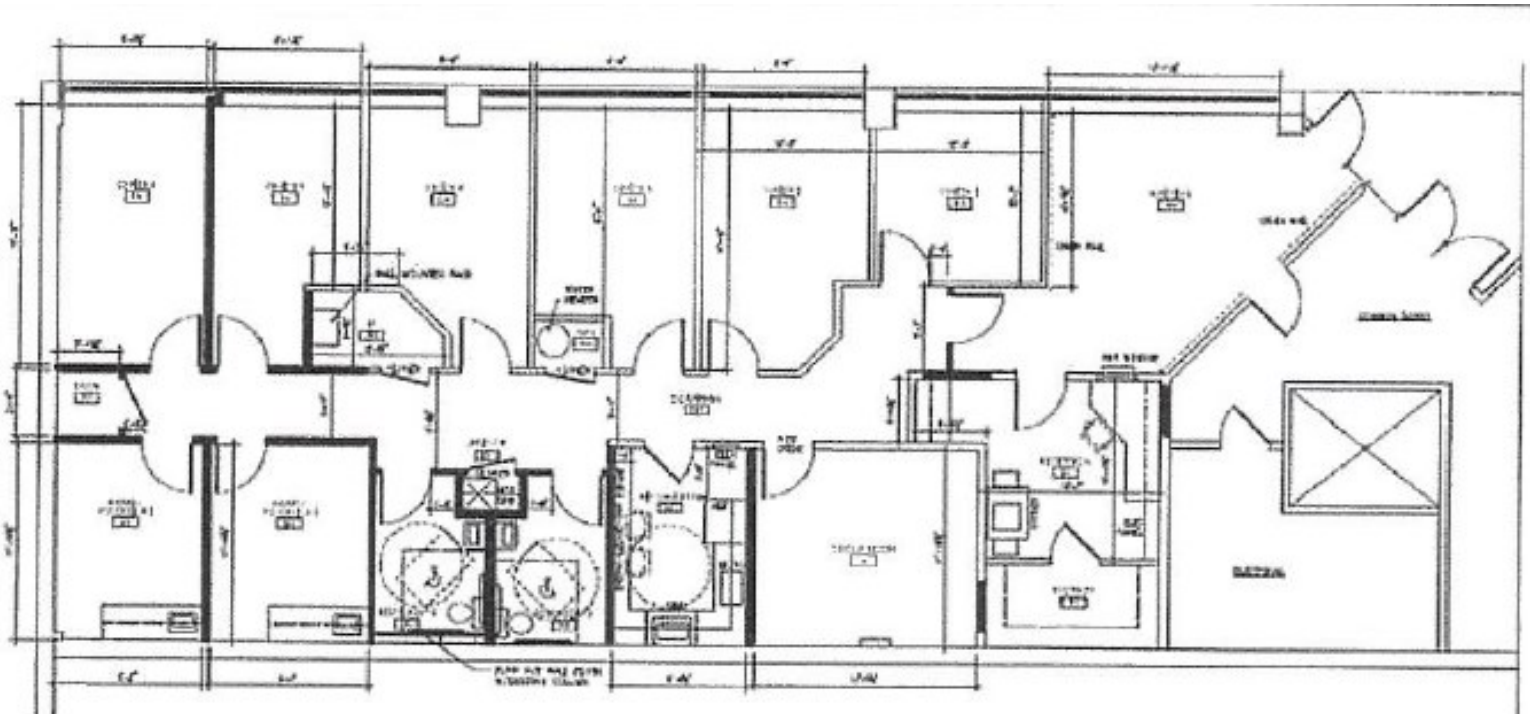




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Floorplan

343 Gorham Road, South Portland, ME 04106





Area Map

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