

Lease Availability Report

144 Thadeus St
 South Portland, ME 04106 - SW Cumberland County Submarket



BUILDING

Type:	Class B Office
Year Built:	1988
RBA:	9,600 SF
Floors:	1
Typical Floor:	9,600 SF

AVAILABILITY

Min Divisible:	7,600 SF
Max Contig:	7,600 SF
Total Available:	7,600 SF
Asking Rent:	(b) (4)

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	7,600	7,600	7,600	(b) (4)	Vacant	3 - 5 Yrs

Coldwell Banker Residential Brokerage - Andrew J. Carr (207) 799-5000

Well maintained property that has been used primarily for offices. Flexible configuration and INR Zone designation allows for an easy conversion to warehouse and industrial uses. Ample on site parking. The building's flexible layout and configuration for industrial/warehouse uses. The large open meeting spaces could be converted into a showroom/warehouse and the office areas could be converted to warehouse/industrial space. Remaining space can be built out to Tenant's specifications. Overhead doors could be added to accommodate loading/unloading.

LEASING COMPANY

Company: Coldwell Banker Residential Brokerage
 Contacts: Andrew J. Carr (207) 799-5000

SALE

Last Sale: Sold on Jan 5, 2018 for \$670,000 (\$69.79/SF)

TRANSPORTATION

Parking: 41 Surface Spaces are available; Ratio of 5.21/1,000 SF
 Airport: 13 minute drive to Portland International Jetport Airport
 Walk Score ®: Car-Dependent (43)
 Transit Score ®: Minimal Transit (0)

Lease Availability Report

2275 Congress St

Portland, ME 04104 - SW Cumberland County Submarket



BUILDING

Type:	Class B Office Co...
Year Built:	1970
RBA:	10,668 SF
Floors:	1
Typical Floor:	10,668 SF

AVAILABILITY

Min Divisible:	7,000 SF
Max Contig:	10,668 SF
Total Available:	10,668 SF

(b) (4)

EXPENSES PER SF

(b) (4)

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	7,000 - 10,668	10,668	10,668	(b) (4)	Vacant	Negotiable

CBRE|The Boulos Company - Daniel Greenstein (207) 772-1333

LEASING COMPANY

Company: CBRE|The Boulos Company

Contacts: Daniel Greenstein (207) 772-1333

TRANSPORTATION

Airport: 4 minute drive to Portland International Jetport Airport

Walk Score ®: Car-Dependent (10)

Transit Score ®: Minimal Transit (0)

KEY TENANTS

Sage Data Security

450 SF

Lease Availability Report

1 Davis Farm Rd

Portland, ME 04103 - SW Cumberland County Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1974
RBA:	48,897 SF
Floors:	2
Typical Floor:	24,449 SF

AVAILABILITY

Min Divisible:	24,449 SF
Max Contig:	48,897 SF
Total Available:	48,897 SF
Asking Rent:	(b) (4)

EXPENSES PER SF

(b) (4)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	1 & 2 Fl	Office	New	24,449 - 48,897	48,897	48,897	(b) (4)	Vacant	Negotiable

CBRE|The Boulos Company - Tony A. McDonald (207) 553-1704, Jonathan Rizzo (207) 553-1712
 Combination of meeting rooms, cafeteria, and open office - 1st floor. Private offices and open office area - 2nd floor.

LEASING COMPANY

Company:	CBRE The Boulos Company
Contacts:	Tony A. McDonald (207) 553-1704, Jonathan Rizzo (207) 553-1712

TRANSPORTATION

Parking:	177 free Surface Spaces are available; Ratio of 3.62/1,000 SF
Airport:	15 minute drive to Portland International Jetport Airport
Walk Score ®:	Car-Dependent (8)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Summit Natural Gas Maine	21,630 SF
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Lease Availability Report

41 Donald B Dean Dr

South Portland, ME 04106 - SW Cumberland County Submarket



BUILDING

Type:	Class C Office
Tenancy:	Single
Year Built:	2000
RBA:	18,200 SF
Floors:	1
Typical Floor:	18,200 SF

AVAILABILITY

Min Divisible:	18,200 SF
Max Contig:	18,200 SF
Total Available:	18,200 SF
Asking Rent:	(b) (4)

EXPENSES PER SF

(b) (4)

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	Relet	18,200	18,200	18,200	(b) (4)	Vacant	Negotiable

CBRE|The Boulos Company - Samantha Marinko (207) 772-1333

18,200± rsf Class A office building at John Roberts Office Park in South Portland. The park is located just minutes from I-295, the Portland International Jetport, and the Maine Turnpike. John Roberts Office Park offers easy accessibility from I-295 and the Maine Turnpike, a suburban campus setting, ample on-site parking and tenant signage rights on the building. The surrounding area boasts several large office park developments, as well as a host of retail stores and national chain restaurants. John Roberts Office Park is home to a variety of successful businesses including GenRe, Fore River Urology, Bonney Staffing Center, Richard Brothers Financial Advisors, RMS, Maine Education Association, Howgate & Harmon, CPA and Critical Care Systems, Inc. This freestanding building's single-story designs allows for very efficient use of the space. Abundant Parking: 104 on-site spaces provide parking of approximately 5.7 spaces per 1,000 sf.

LEASING COMPANY

Company:	CBRE The Boulos Company
Contacts:	Samantha Marinko (207) 772-1333

AMENITIES

Signage

TRANSPORTATION

Parking:	80 free Surface Spaces are available; Ratio of 4.40/1,000 SF
Airport:	9 minute drive to Portland International Jetport Airport
Walk Score ®:	Car-Dependent (41)
Transit Score ®:	Minimal Transit (0)

Lease Availability Report

39 Mechanic St

Westbrook, ME 04092 - SW Cumberland County Submarket



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1952
RBA:	30,862 SF
Floors:	1
Typical Floor:	30,862 SF

AVAILABILITY

Min Divisible:	2,090 SF
Max Contig:	8,931 SF
Total Available:	21,953 SF
Asking Rent:	(b) (4)

EXPENSES PER SF

(b) (4)

SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	Office	New	2,090 - 8,675	8,675	8,675	(b) (4)	Vacant	Negotiable
<i>NAI The Dunham Group - Thomas Moulton (207) 773-7100, Katie Millett, Esq (207) 773-7100</i>								
P 1st	Office	Relet	2,500 - 8,931	8,931	8,931	(b) (4)	Vacant	Negotiable
<i>NAI The Dunham Group - Thomas Moulton (207) 773-7100, Katie Millett, Esq (207) 773-7100</i>								

LEASING COMPANY

Company:	NAI The Dunham Group
Contacts:	Thomas Moulton (207) 773-7100, Katie Millett, Esq (207) 773-7100

TRANSPORTATION

Parking:	Surface Spaces @ \$0.00/mo; Ratio of 0.00/1,000 SF
Airport:	12 minute drive to Portland International Jetport Airport
Walk Score ®:	Very Walkable (71)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Applied Behavior Consultants	30,862 SF	Muscular Dystrophy Assn	500 SF
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Lease Availability Report

8 Science Park Rd - 8 Science Park Road, Scarborough
 Scarborough, ME 04074 - SW Cumberland County Submarket

★★★★★



BUILDING

Type:	Class C Office
Tenancy:	Multiple
Year Built:	1980
RBA:	25,860 SF
Floors:	2
Typical Floor:	10,300 SF

AVAILABILITY

Min Divisible:	3,184 SF
Max Contig:	25,860 SF
Total Available:	25,860 SF
Asking Rent:	(b) (4)

SPACES

Floor	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
E 1st	Office	Relet	3,184 - 25,860	25,860	25,860	(b) (4)	Vacant	Negotiable

NAI The Dunham Group - Chris Craig (207) 773-7100 X229

We are pleased to offer for the lease the former Foundation for Blood Research building. The 25,860± SF state of the art office and laboratory building is comprised of multiple offices and labs, shipping/receiving, atrium, library/lounge, kitchen, and four bathrooms. There is also an ancillary storage building adjacent to the main building. Science Park Road is located directly off US Route One south of Campus Drive.

LEASING COMPANY

Company: NAI The Dunham Group
 Contacts: Chris Craig (207) 773-7100 X229

SALE

Last Sale: Sold on Aug 10, 2016 for \$1,000,000 (\$38.67/SF)

TRANSPORTATION

Parking: 30 free Surface Spaces are available; Ratio of 2.76/1,000 SF
 Airport: 10 minute drive to Portland International Jetport Airport
 Walk Score ®: Car-Dependent (12)
 Transit Score ®: Minimal Transit (0)

From: Tico Goines - 1PRP <tico.goines@gsa.gov>

Sent: Monday, May 11, 2020 2:03 PM

To: (b)(6); (b)(7)(C)

Subject: ICE-ERO Scarborough ME - Finishes

Hi (b)(6); (b)(7)(C)

Please see the attached is the finishes.

Thanks,

Tico Goines
Project Manager
New England Region
U.S. General Services Administration
10 Causeway Street, Room 1100
Boston, MA 02222

(b) (6)