

The Real Estate Store

# APPLEBEE COMMERCIAL

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Scarborough Maine 04074  
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## FOR LEASE - Office, Service



### 20 Mussey Road Scarborough

#### PROPERTY INFORMATION

Location: 20 Mussey Road, Scarborough, Maine 04074  
Between Payne Rd and Rte 114

Type of Use: Office / Service

Space Available: **1,008 sf First Floor \$9.50NNN**

NNN charges: **\$2.75 2009**

Building SF: 8,800 +/- SF

Construction: Wood Frame, Sheetrock, carpets, common rest rooms

Lease Terms: Three to Five years, Options available

Lease Rate: 3% annual escalator

HVAC.: 4 Zones w/A-C

Electric: By Tenant

Parking: 4/1,000 SF Shared

Signage: Shared Building Sign

Zone: B-2; Office Retail

Occupancy: Immediate

Tenants: Eight; 4 each floor all similar size

Security: Deposit upon the signing of an approved lease

Directions: The extension of Broadway from So. Portland near the Gorham (Rt. 114) and Payne Roads in Scarborough

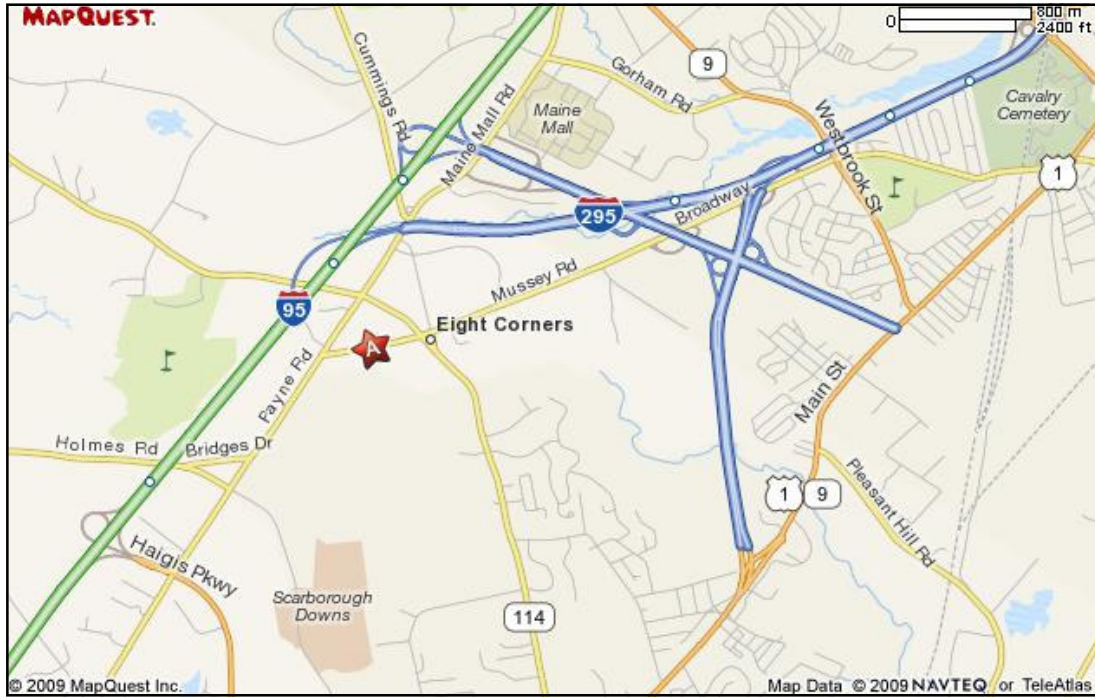
**Located near Sam's Club, Round Wood, Wal-Mart and Lowe's Retail Centers**

Excellent location for easy access to I-95 or I-295, the Maine Mall, In-Town Portland and Exits 42 & 45 of the Maine Turnpike. Attractive first floor space offers combinations of Offices, Reception and Service areas, some build out available. This unit offers excellent window space, fresh finish, 4 zones of A/C, carpets and on site parking. Very well maintained building with comparable tenants and excellent common entrances and restrooms. Landlord is an existing tenant in the building.

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Scarborough Maine

**Floor Plan 42' x 24'**

