

The Real Estate Store

**APPLEBEE COMMERCIAL**

252 U.S. Route One  
Scarborough Maine 04074  
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**FOR LEASE - Medical, Office, Service**



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

Excellent location for easy access to I-95 / I-295 the Maine Mall, In-Town Portland and Exits 42 & 45 of the Maine Turnpike. Attractive first or second floor space offer several combinations of Offices, Reception and Service areas, some build out available. These units offer excellent window space, fresh finish, multiple zones of heat and A/C and on site free parking. Very well maintained building with comparable tenants and excellent common entrances w/mail drop and restrooms.

**20 Mussey Road Scarborough**

**PROPERTY INFORMATION**

Location: 20 Mussey Road, Scarborough, Maine 04074  
Between Payne Rd and Rte 114 Near Shaw's, Office Park

Type of Use: Medical / Office / Service

Available: **FIRST or SECOND Floor \* 1,200sf to 2,400sf contiguous each level**

Lease Rate: **\$9.50/sf \* \$2.95/sf NNN 2011 \* 3% annual escalator**

Lease Terms: Three to Five years, Options available

Building SF: 9,600 +/- SF

Construction: Wood Frame, Sheetrock, carpets or sheet VCT, common rest rooms

HVAC.: Zoned w/A-C

Electric: By Tenant

Parking: 4/1,000 SF Shared

Signage: Shared Building Sign

Zone: B-2; Office Retail

Occupancy: Immediate

Tenants: Medical, Business

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

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