

FOR LEASE | CLASS A MEDICAL/DENTAL SUITE

100 FODEN ROAD, SUITE 307W, SOUTH PORTLAND, ME



PROPERTY HIGHLIGHTS

- Class A, 3-story medical building on a campus-like setting
- Convenient location with direct access to Maine Turnpike, I-95, and I-295
- Building & Monument Signage Opportunities
- High-Capacity, surface parking lot with 260 spaces
- Building undergoing common lobby and restroom renovation (2026)

LEASE RATE: \$25.00/SF NNN



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PROPERTY DETAILS

OWNER	DRACO SOUTH PORTLAND 100, LLC
BOOK & PAGE	39552/326
MAP/BLOCK/LOT/UNIT	067/A/018
YEAR BUILT	1985
BUILDING SIZE	26,488± SF
SUITE SIZE	3,099± SF
INTERIOR OFFICE SPACE	Reception Area, Waiting Area, Six (6) Exam Rooms, and Two (2) Offices
NUMBER OF STORIES	3
TOTAL LAND AREA	8.38± acres
ZONING	Suburban Commercial (SC)
WATER/SEWER	Municipal
HEATING/COOLING	Rooftop HVAC Units - Forced Hot Air + Central AC
UTILITIES	Separately metered
POWER	300 AMP
SPRINKLERS	Wet System
RESTROOMS	Common Restrooms per Floor
PARKING	In Common, High capacity surface lot (260 spaces)
LOT FRONTAGE	463' on Foden Road
TENANT IMPROVEMENT ALLOWANCE	Negotiable
DATE AVAILABLE	Immediately
OTHER BUILDING TENANTS	Intermed & Chest Medicine Associates
NNN EXPENSES	\$10.26/SF
LEASE RATE	\$25.00/SF NNN

AREA DEMOGRAPHICS

(5-MILE RADIUS)

POPULATION	118,559
AVERAGE HOUSEHOLD INCOME	\$90,054
PERCENT OF POPULATION INSURED	93.5%



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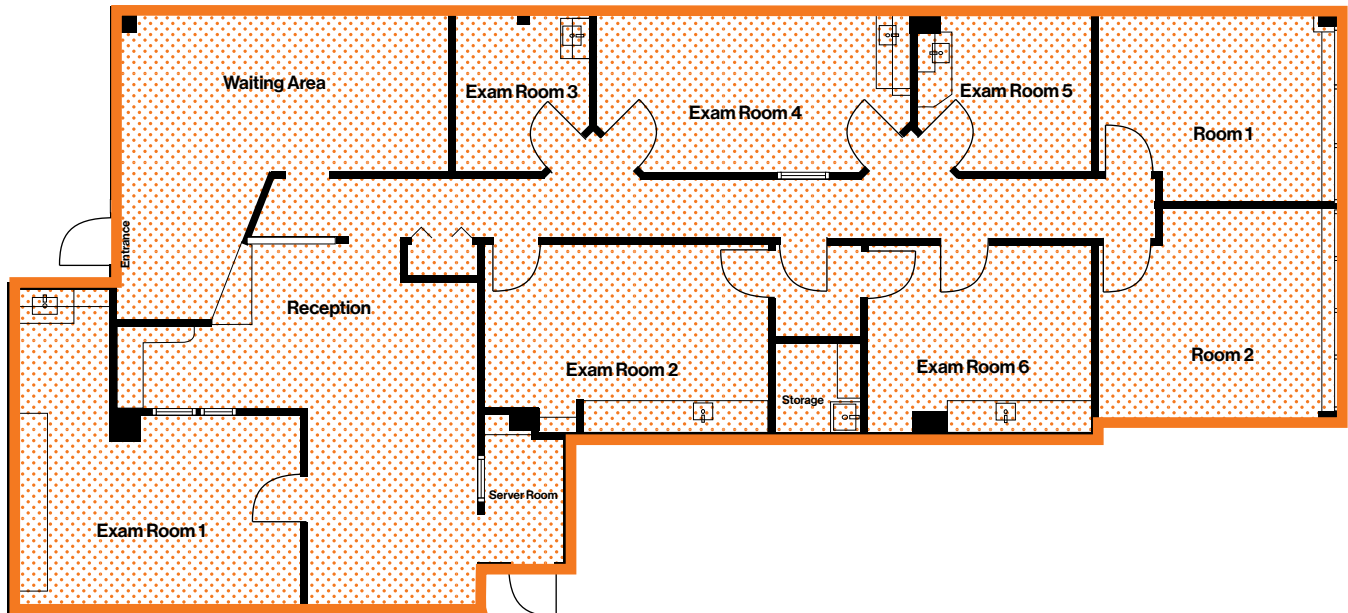
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PHOTOS

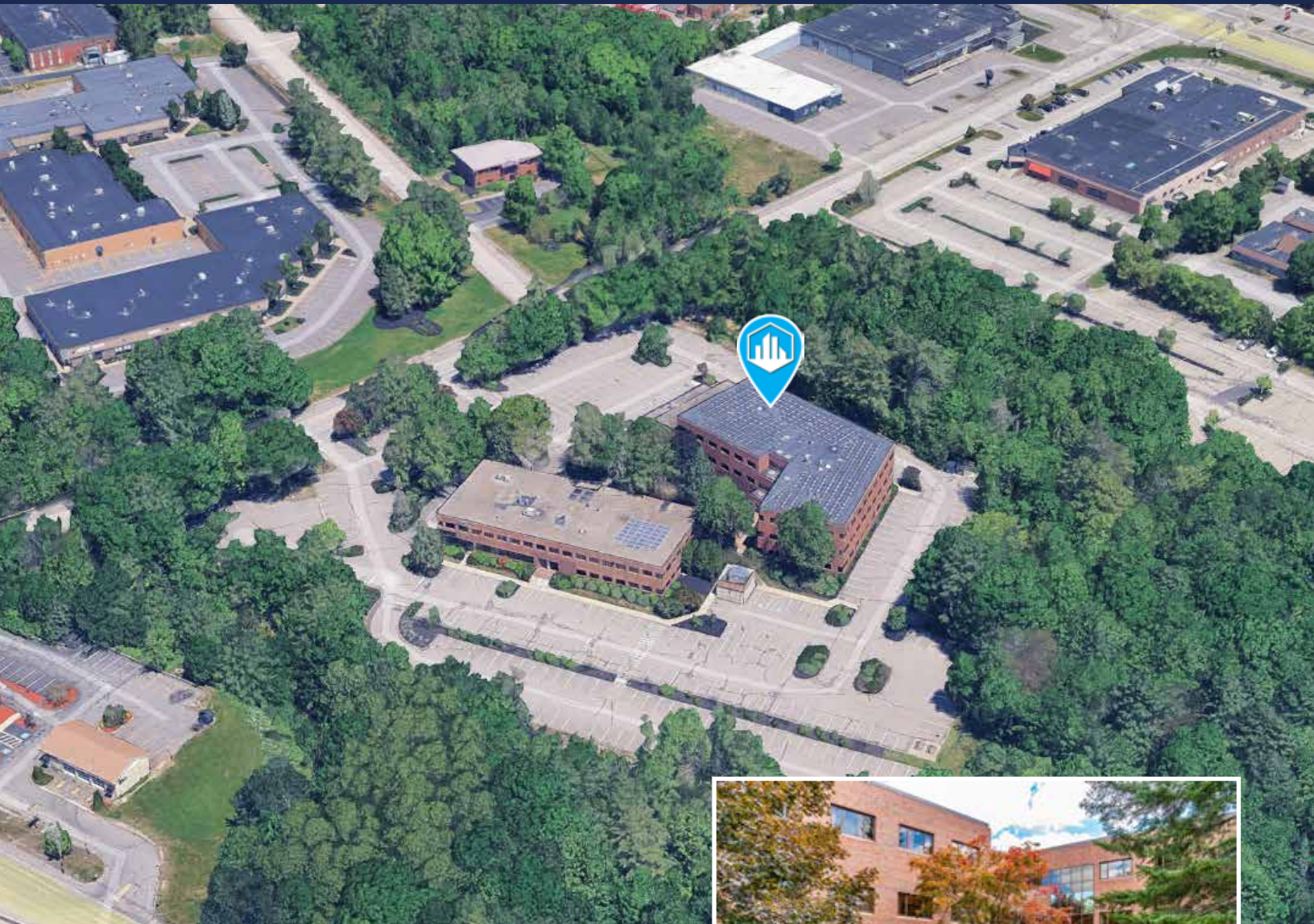


FLOOR PLAN | THIRD FLOOR



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