

For Lease
Office/Retail
2,900± SF | \$12.00/SF MG



1 Westbrook Common

Westbrook, Maine

Property Highlights

- Excellent downtown location
- Abundance of natural light
- Adjacent to municipal urban park
- Excellent signage potential



Property Description

We are pleased to offer for lease 1 Westbrook Common. The open layout supports both office and retail uses. The competitively priced property offers free on-site parking in Westbrook's burgeoning Downtown District.

Broker Contact

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Property Overview

Available Space	2,900± SF
Zoning	City Center District
Suite Entrance	Two (2) commercial entrance doors to suite
Ceiling	2' x 2' dropped acoustical system
Electrical	200 Amp service (Tenant pays directly to utility provider)
HVAC	Natural gas, forced hot air distribution. Roof top units exclusive to suite. (Tenant pays directly to utility provider)
Water and Sewer	Tenant pays its pro-rate share. Currently, \$50± per month
Lighting	Commercial pendant fixtures
Flooring	Concrete sub-floor
Sprinkler System	Full coverage, wet system
Fire Alarm	Central fire alarm
Storage	Storage space available in the full height basement
Signage	Subject to municipal signage codes and Landlord's reasonable approval
Restrooms	Two (2) exclusive use restrooms
Parking	Free, in adjacent municipal parking lots
Adjacent Municipal Park	City will be remodeling the adjacent urban park - Summer 2021
Other Tenants	<ul style="list-style-type: none"> - Evergreen Credit Union - Quill Books & Beverage - Westbrook House of Pizza - JT Leahy - Continuum for Creativity

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