

FOR LEASE

Restaurant/Retail

1,741± SF | \$18.00/SF NNN



100 Larrabee Road, Westbrook

Property Highlights

- *Former Phoever Maine Vietnamese Restaurant*
- *Available immediately*
- *Across from Market Basket & Rock Row*



Property Description

We are pleased to offer Suite 310, a 1,741± SF restaurant/retail suite, for lease at The Larrabee Complex. Located less than one mile from Exits 47 and 48 of the Maine Turnpike/I-95, the site is easily accessible and offers excellent visibility. The property is located directly across from Market Basket and the Rock Row retail development. Site is also close to the Portland International Jetport, the Maine Mall area, and Downtown Portland.

Broker Contact

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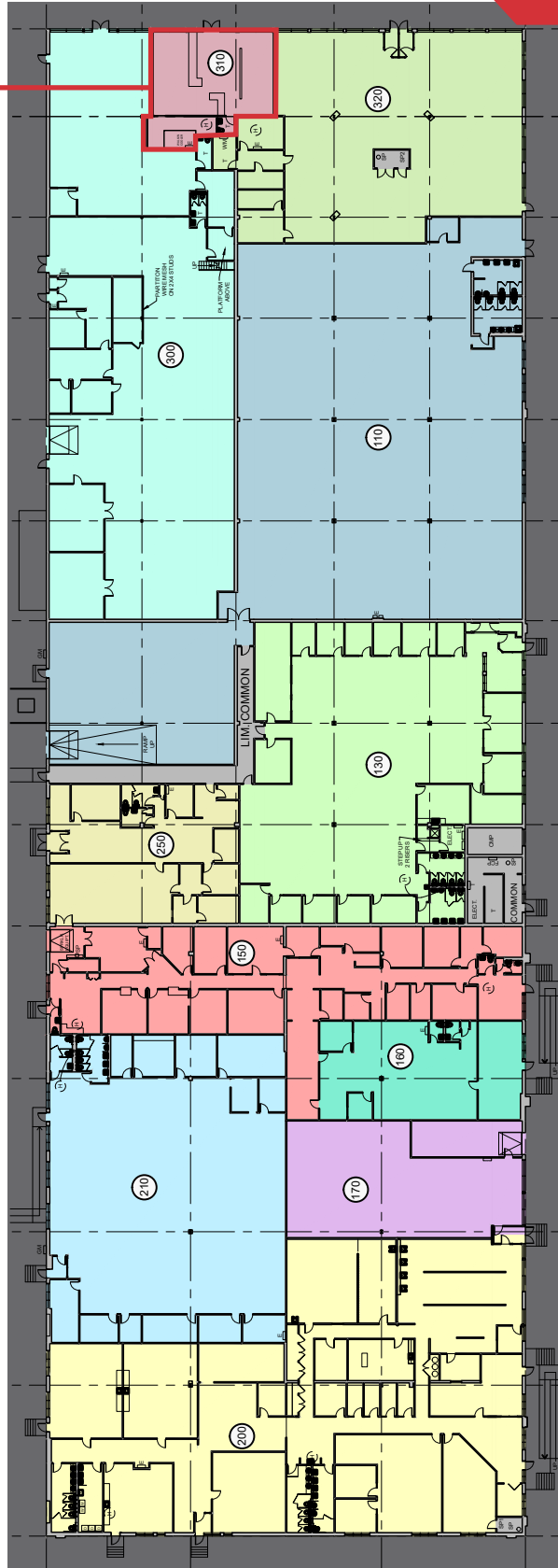
Property Overview

Owner	100 Larrabee, LLC
Center Size	101,250± SF
Available Space	Suite 310 : 1,741± SF
Utilities	Municipal water and sewer
Zoning	GC - Gateway Commercial
HVAC	Gas-fired roof top units
Ceiling Heights	16-18'± (dropped to acoustical ceiling tiles)
Parking	Ample, free, on-site
Traffic Counts	14,000± vehicles/day
Building Tenants	Advanced Auto Parts, Sherwin Williams, Spa Tech, and Sim City Indoor Golf

FOR LEASE : \$18.00/SF NNN - NNN Expenses \$4.50/SF



Suite 310
1,741± SF



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.