

FOR LEASE

Office Space

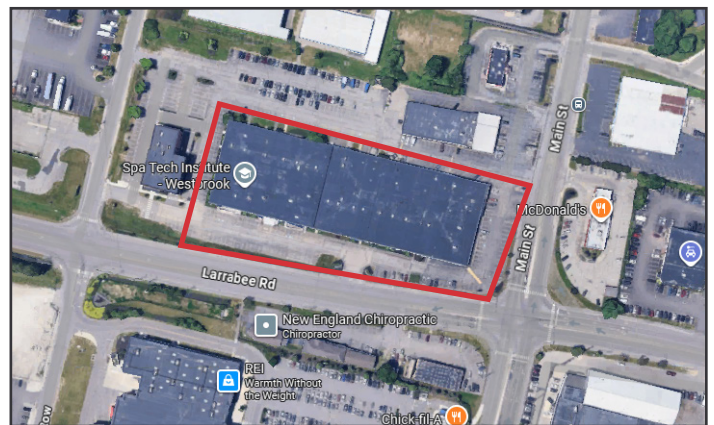
2,778± SF | \$20.00/SF NNN



100 Larrabee Road, Westbrook

Property Highlights

- Available immediately
- Currently built out as a dental office
- Convenient access to Maine Turnpike/I-95, Exits 47 and 48



Property Description

We are pleased to offer a 2,778± SF office space 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-anchored Rock Row, and is near the Portland International Jetport, the Maine Mall area, and Downtown Portland.



Broker Contact

Frank O'Connor, CCIM, SIOR
foconnor@dunhamgroup.com
www.dunhamgroup.com

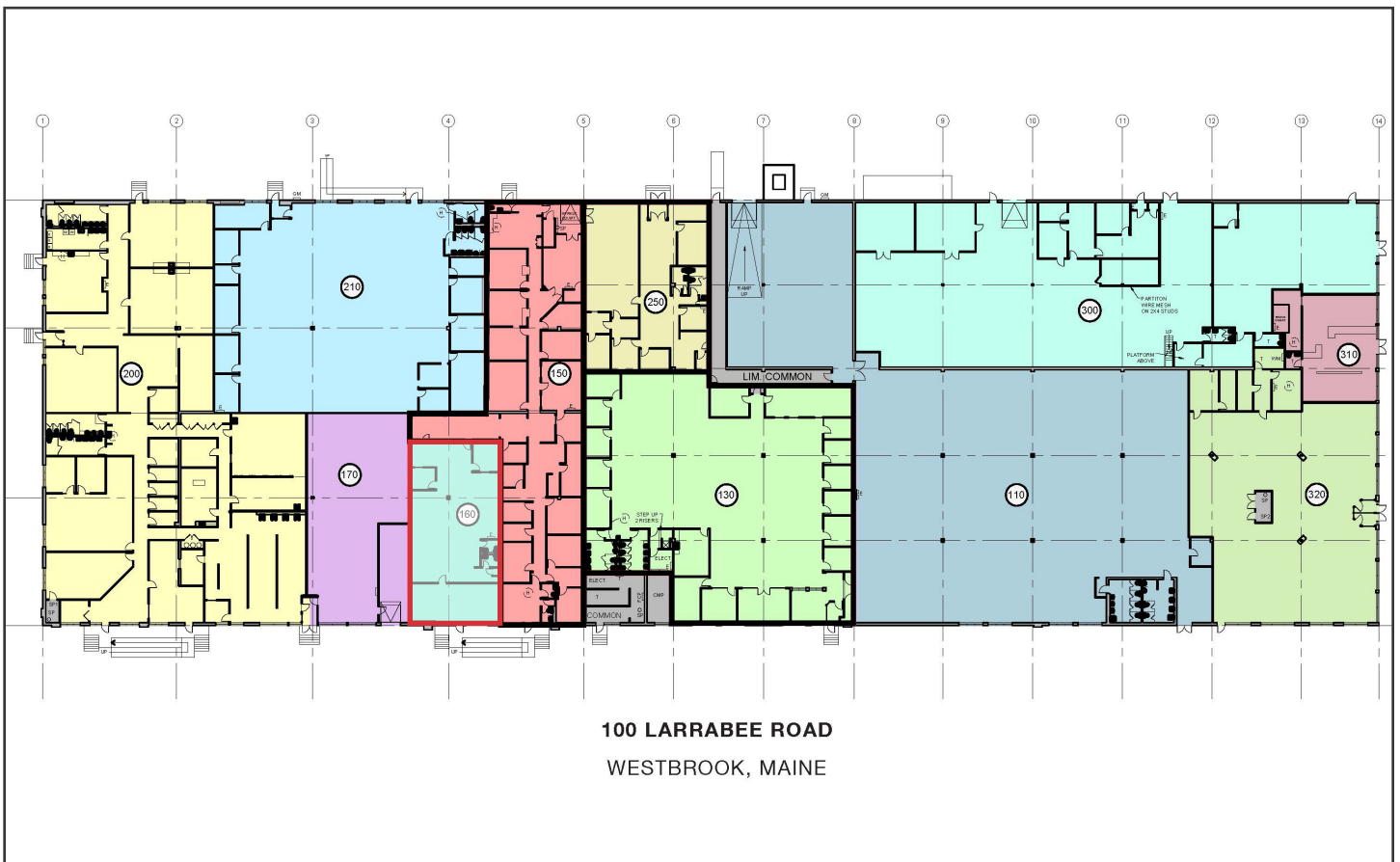
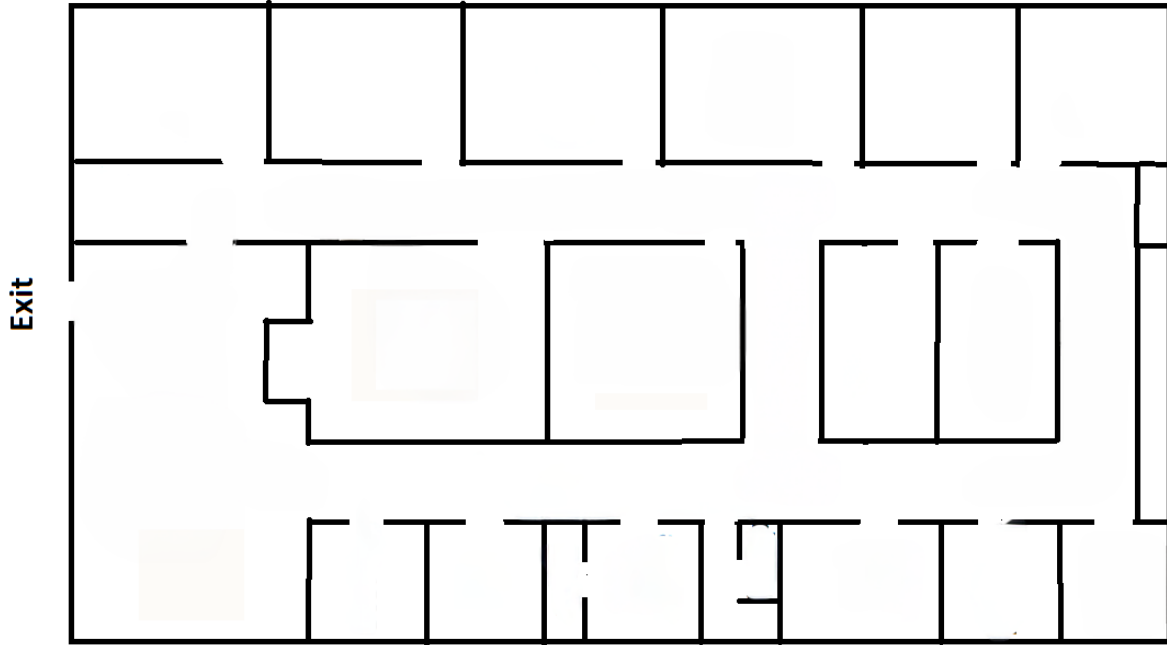
Property Overview

Center Size	101,250± SF
Available Space	Suite 160: 2,778± SF
Utilities	Municipal water and sewer, separately metered and paid by Tenant
HVAC	Gas-fired roof top units
Ceiling Heights	16-18'± (dropped to acoustical ceiling tiles)
Parking	Ample, free, on-site
Building Tenants	Town Fair Tire, Sherwin Williams, Namco, Artist & Craftsman Supply, PhoEver Maine, Spa Tech, and Sim City Indoor Golf

FOR LEASE : \$20.00/SF NNN



Floor Plan



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.