

FOR SUBLEASE

Office/Retail Space

10,679± SF | \$13.00/SF NNN



100 Larrabee Road, Westbrook

Property Highlights

- Available immediately
- Convenient access to I-95, Exits 47 and 48
- 2 months free rent



Property Description

We are pleased to offer for sublease Suite 130, a flexible office and retail layout, 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 Rock Row, a major retail development, and is near the Portland International Jetport, the Maine Mall area, and Downtown Portland. Offering 2 months free rent for any deal completed before September 1st, 2023.

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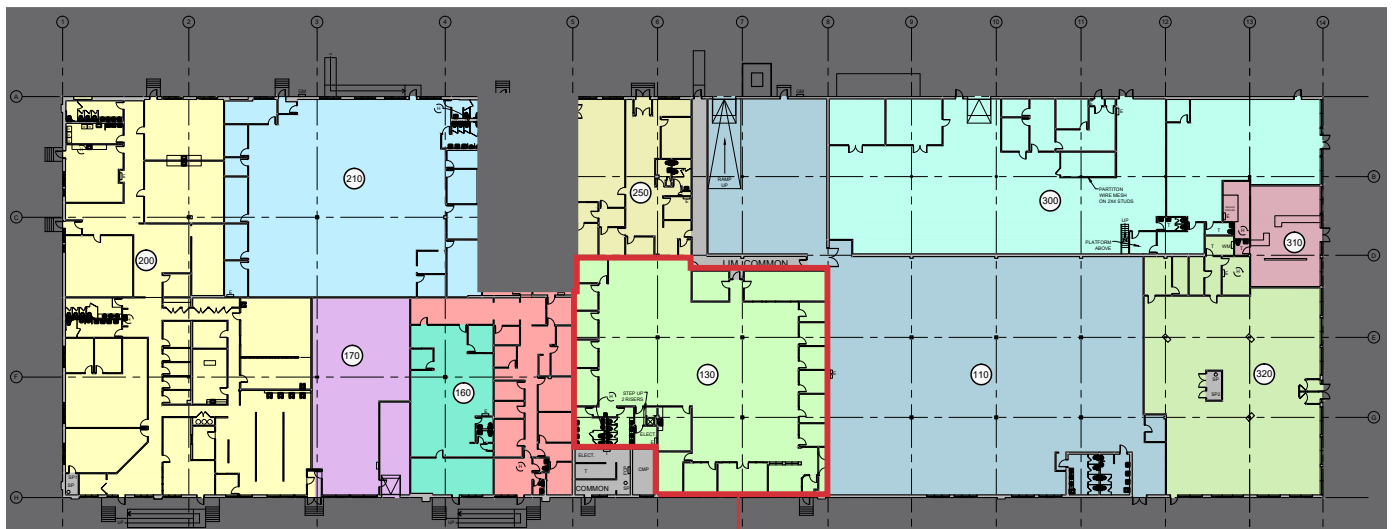




Property Overview

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|------------------|--|
| Center Size | 101,250± SF |
| Available Space | Suite 130 : 10,679± 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 | Advanced Auto Parts, Sherwin Williams, PhoEver Maine, Spa Tech, and Sim City Indoor Golf |

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Suite 130
10,679± 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.