

# FOR SUBLEASE

## Office/Retail Space

10,679± SF | \$9.00/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.

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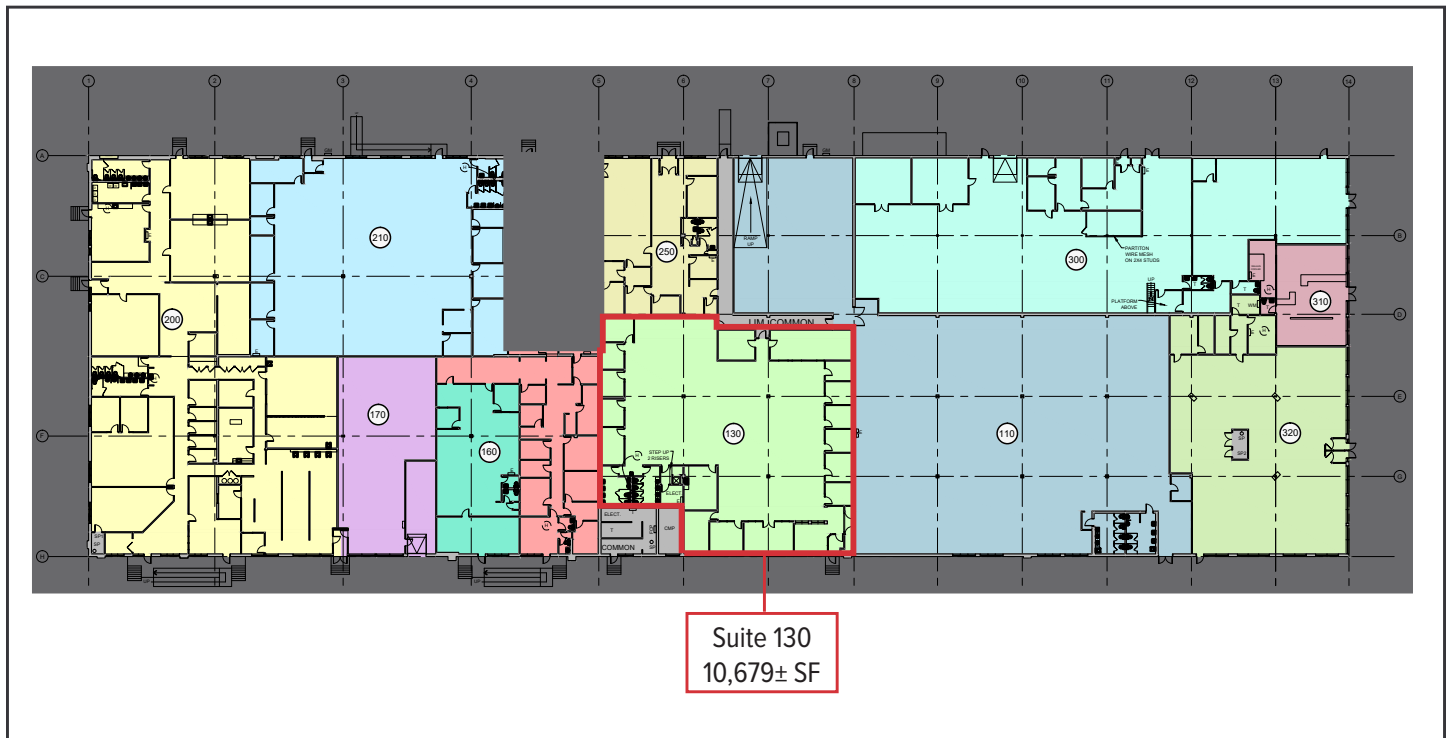




## Property Overview

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

**FOR SUBLEASE : \$9.00/SF NNN**



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.