

For Lease
Office/Flex Space
2,000 - 4,780± SF | \$10.00/SF NNN



Highly Visible Office/Flex Space

39 Mechanic Street
Westbrook, Maine

Property Highlights

- Professionally managed property
- Excellent signage potential
- Efficient layouts
- Subdividable to 2,000± SF



Property Description

We are pleased to offer 2,000 - 4,780± SF of office/flex space for lease at 39 Mechanic Street in Westbrook. The property offers an abundance of on-site parking in three surface parking lots, as well as available on-street parking.

39 Mechanic Street is located a short distance from the Maine Mall and provides easy access via various connector roads and interstate/highway spurs. The property is just 10 minutes from Downtown Portland and is just a few miles from the Portland International Jetport.

Broker Contact

Tom Moulton, CCIM, SIOR

Katie Allen, Esq.

tmoulton@dunhamgroup.com

katie@dunhamgroup.com

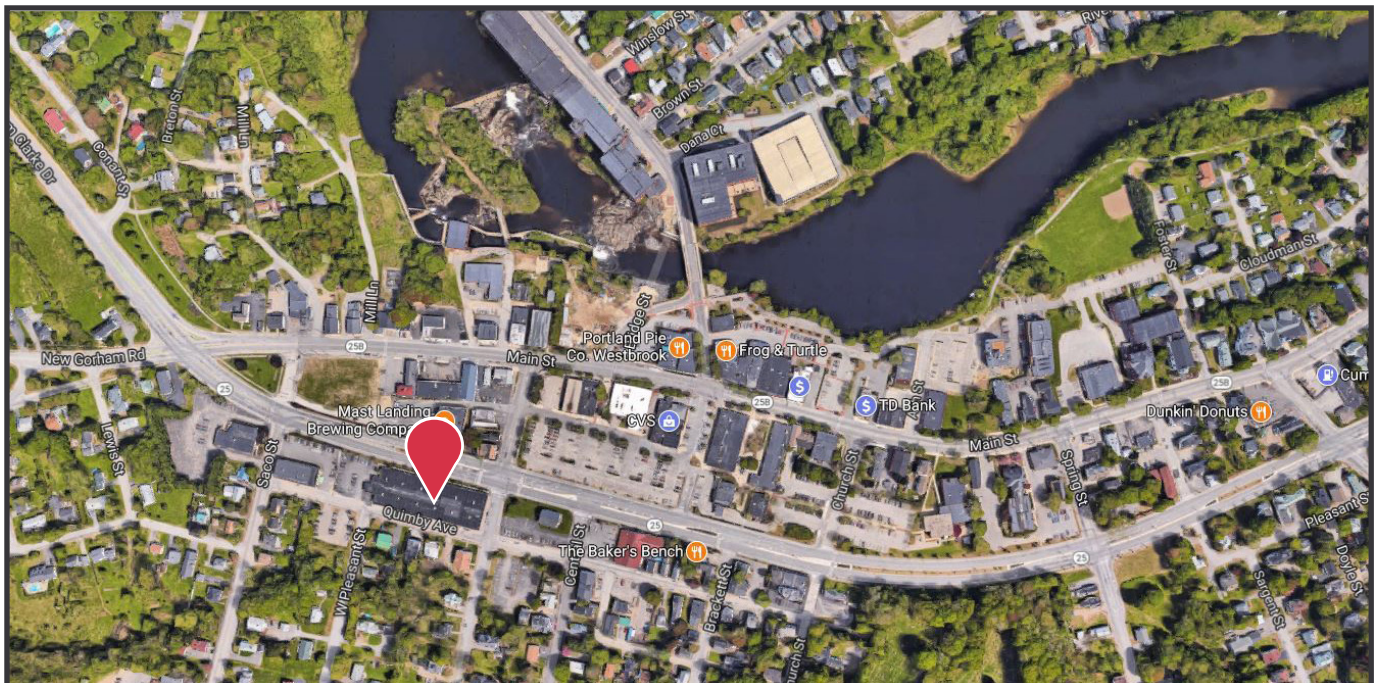


10 Dana Street, Suite 400
Portland, ME 04101
207.773.7100
dunhamgroup.com

Property Overview

Building Size	30,826± SF
Lot Size	1.17± acres
Available Space	4,780± SF
Assessor's Reference	Map 28, Lot 84
Zoning	City Center District
Building Construction	Steel frame
Facade	Wide clapboard with glass
Roof	Flat rubber membrane
HVAC	Gas-fired HVAC. Separately metered.
Utilities	Public water and sewer, electricity, telephone, cable and natural gas
Electrical	2000 Amp, 120/208 volt, 3 phase, 4 wire service
Sprinkler	Full coverage wet system
Parking	Ample on-site parking available at no cost to tenant

FOR LEASE : \$10.00/SF NNN
NNN Expenses: \$4.20/SF



39 Mechanic Street

