

FOR LEASE

Office Space

2,861± SF | \$11.50/SF NNN



39 Mechanic Street, Westbrook

Property Highlights

- Professionally managed property
- Excellent signage potential
- Efficient layout



Property Description

We are pleased to offer 2,861± SF of office 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

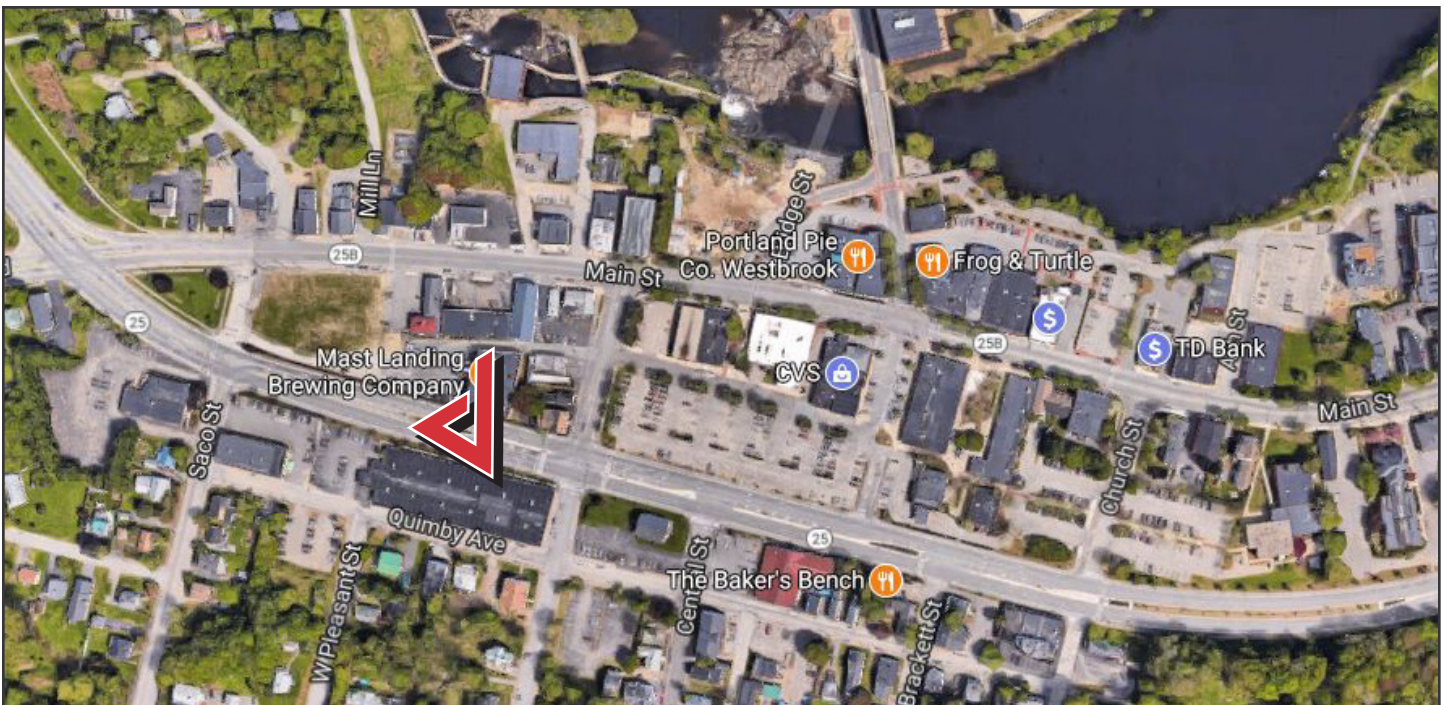
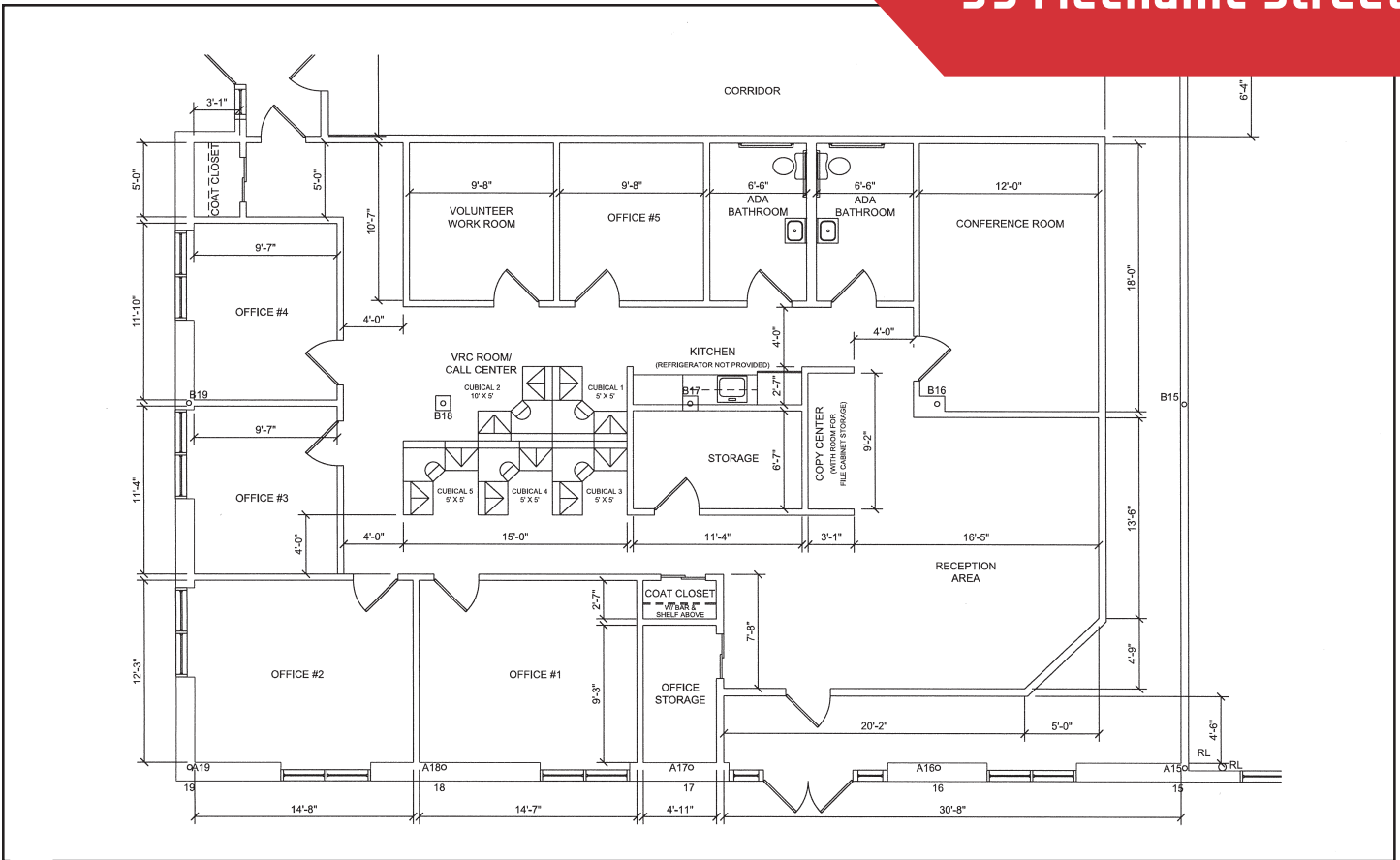
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Property Overview

Building Size	30,826± SF
Lot Size	1.17± acres
Available Space	2,861± SF - Available immediatly
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 to suite
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
Miscellaneous	Landlord will renovate suites to tenants needs.

FOR LEASE : \$11.50/SF NNN - NNN Expenses: \$4.20/SF

39 Mechanic Street



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.