

# FOR LEASE

Office/Flex Space

3,095± SF | \$11.00/SF NNN



## 39 Mechanic Street, Westbrook

### Property Highlights

- *Professionally managed property*
- *Excellent signage potential*
- *Efficient layout*

### Property Description

We are pleased to offer a 3,095± SF of office/flex space for lease at 39 Mechanic Street in Westbrook. Westbrook is a business friendly city that offers restaurants, coffee shops and retail amenities. The property offers an abundance of free on-site parking in three surface parking lots, as well as available on-street parking. 39 Mechanic Street is located a short distance from Main Street and provides easy access via various connector roads and is 1.5 miles from I-95/Maine Turnpike (Rand Road Exit). The property is just 15 minutes from Downtown Portland and is just a few miles from the Portland International Jetport.



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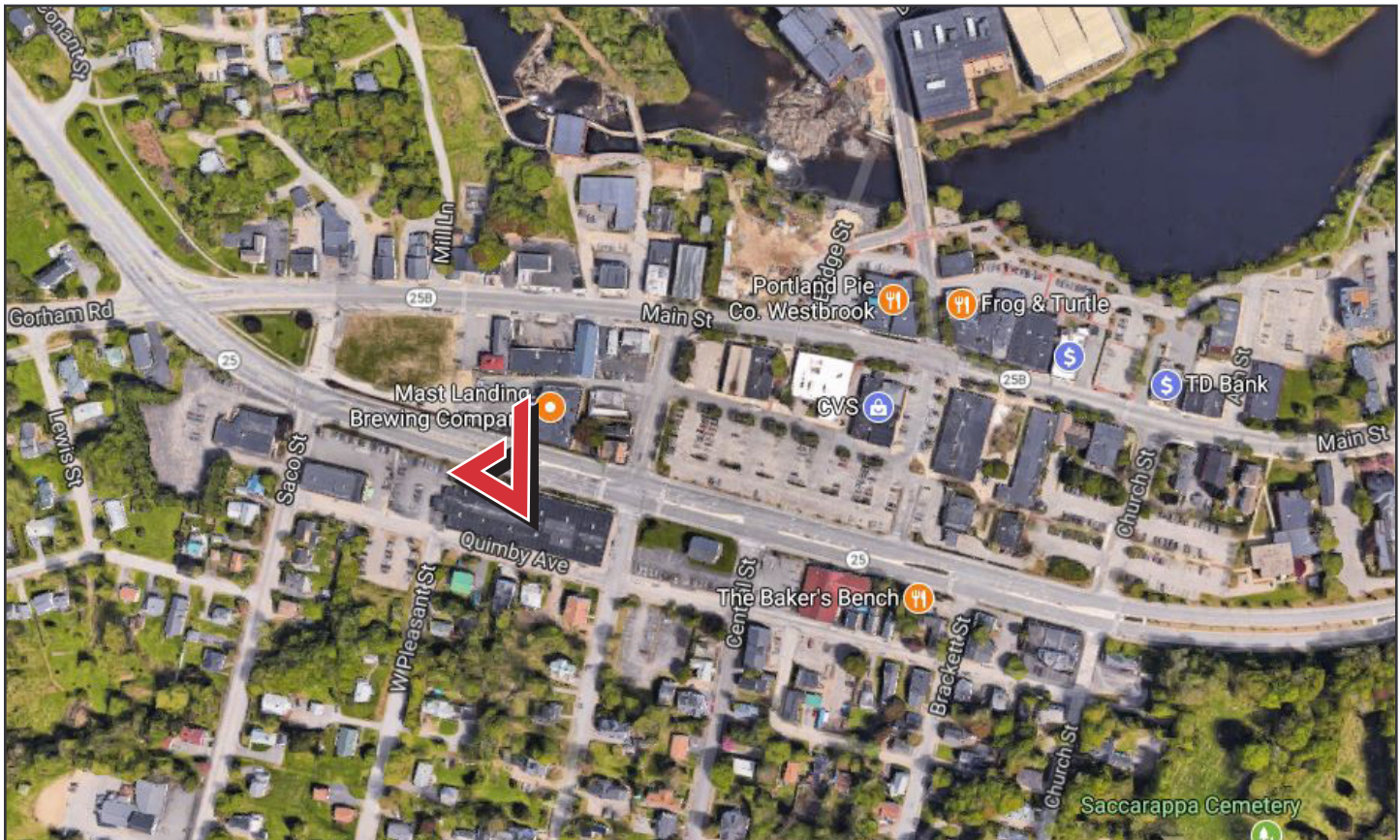
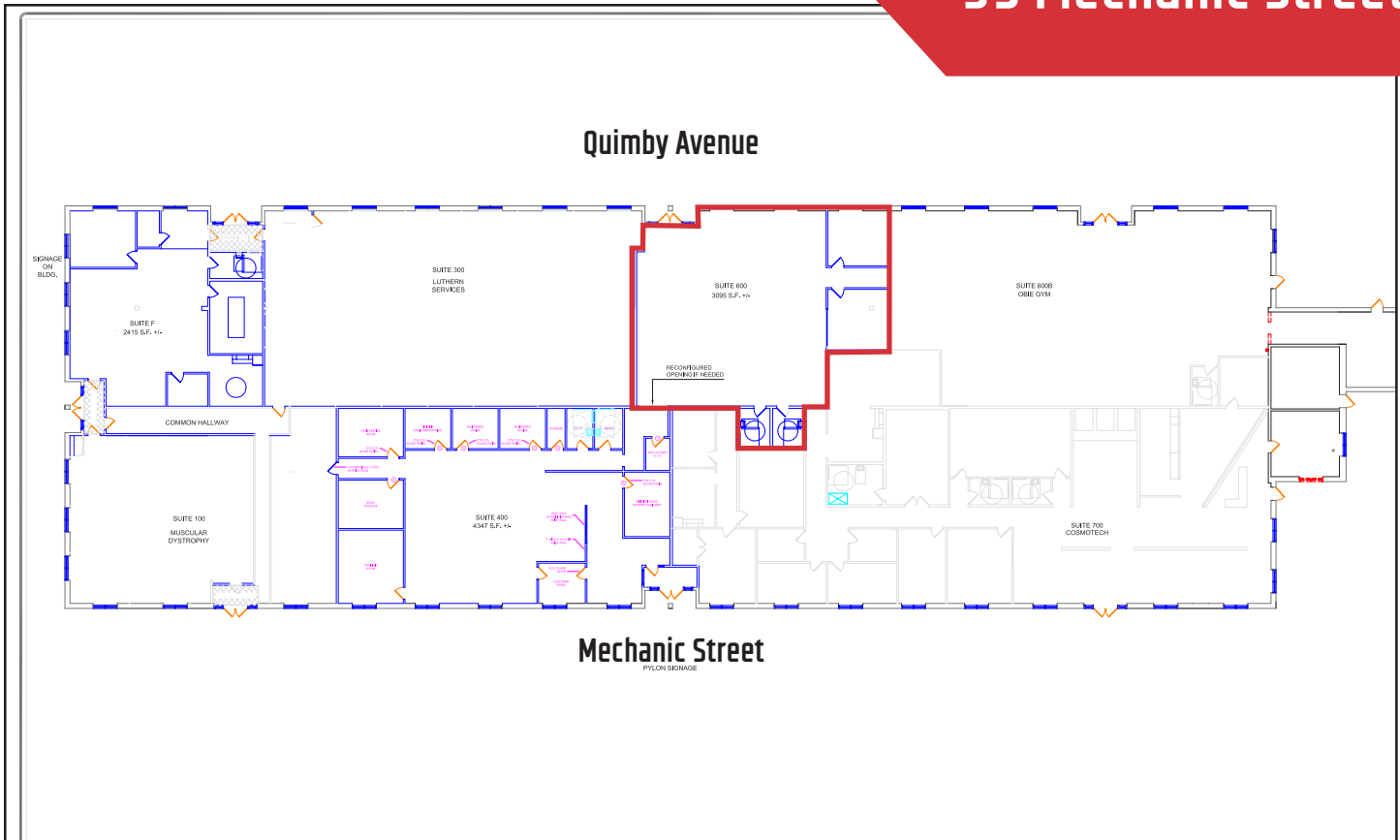




## Property Overview

Building Size	30,826± SF
Lot Size	1.17± acres
Available Space	Suite 600: 3,095± SF
Floor Plan	See Attached
Restrooms	Two (2) exclusive use restrooms in suite
Kitchenette	Exclusive use kitchenette in suite
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	Separately metered to suite.
Sprinkler	Full coverage wet system
Parking	Ample on-site parking available at no cost to tenant
Signage	On building facade
Miscellaneous	Landlord will renovate suite to tenant's needs.

**FOR LEASE : \$11.00/SF NNN - NNN Expenses: \$6.20/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.