

For Lease  
Office/Flex Space  
3,066 - 7,716± SF | \$10.00/SF NNN



## Highly Visible Office/Flex Space

39 Mechanic Street  
Westbrook, Maine

### Property Highlights

- Ample Parking on-site
- Excellent Signage
- Efficient Layout



### Property Description

We are pleased to offer 3,066 - 7,716± 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.

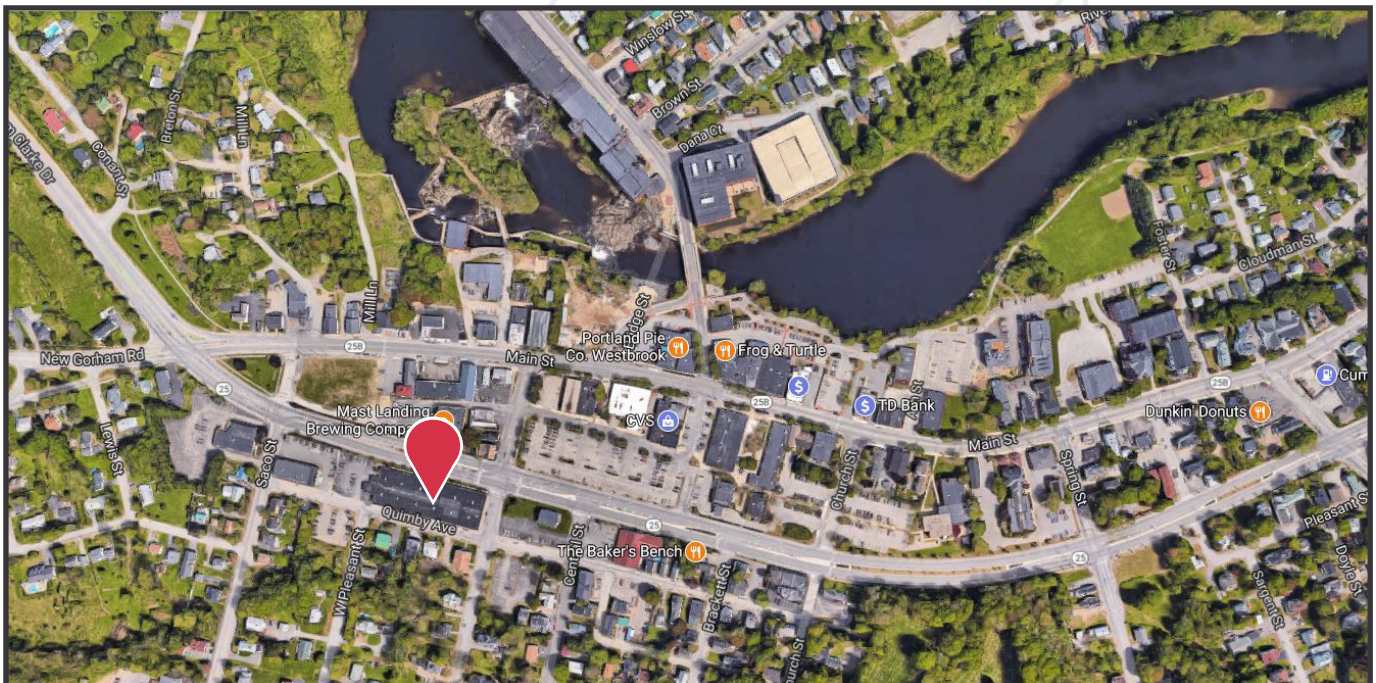
[tmoulton@dunhamgroup.com](mailto:tmoulton@dunhamgroup.com)

[katie@dunhamgroup.com](mailto:katie@dunhamgroup.com)

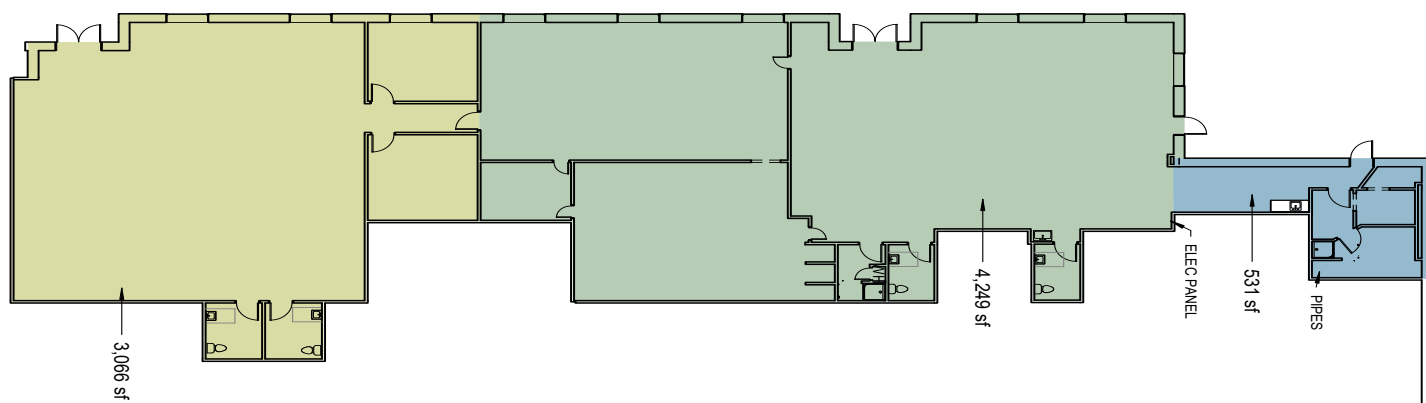
## Property Overview

Building Size	30,826± SF
Lot Size	1.17± acres
Available Space	3,066 - 7,716± SF (flex)
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
Ceiling Height	9'6"
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**







7,716± SF - subdividable down to 3,066 SF