

For Lease
Office Space
2,861± SF | \$10.00/SF NNN



Highly Visible Office Space

39 Mechanic Street
Westbrook, Maine

Property Highlights

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



Property Description

We are pleased to offer for lease a 2,861± SF office suite located 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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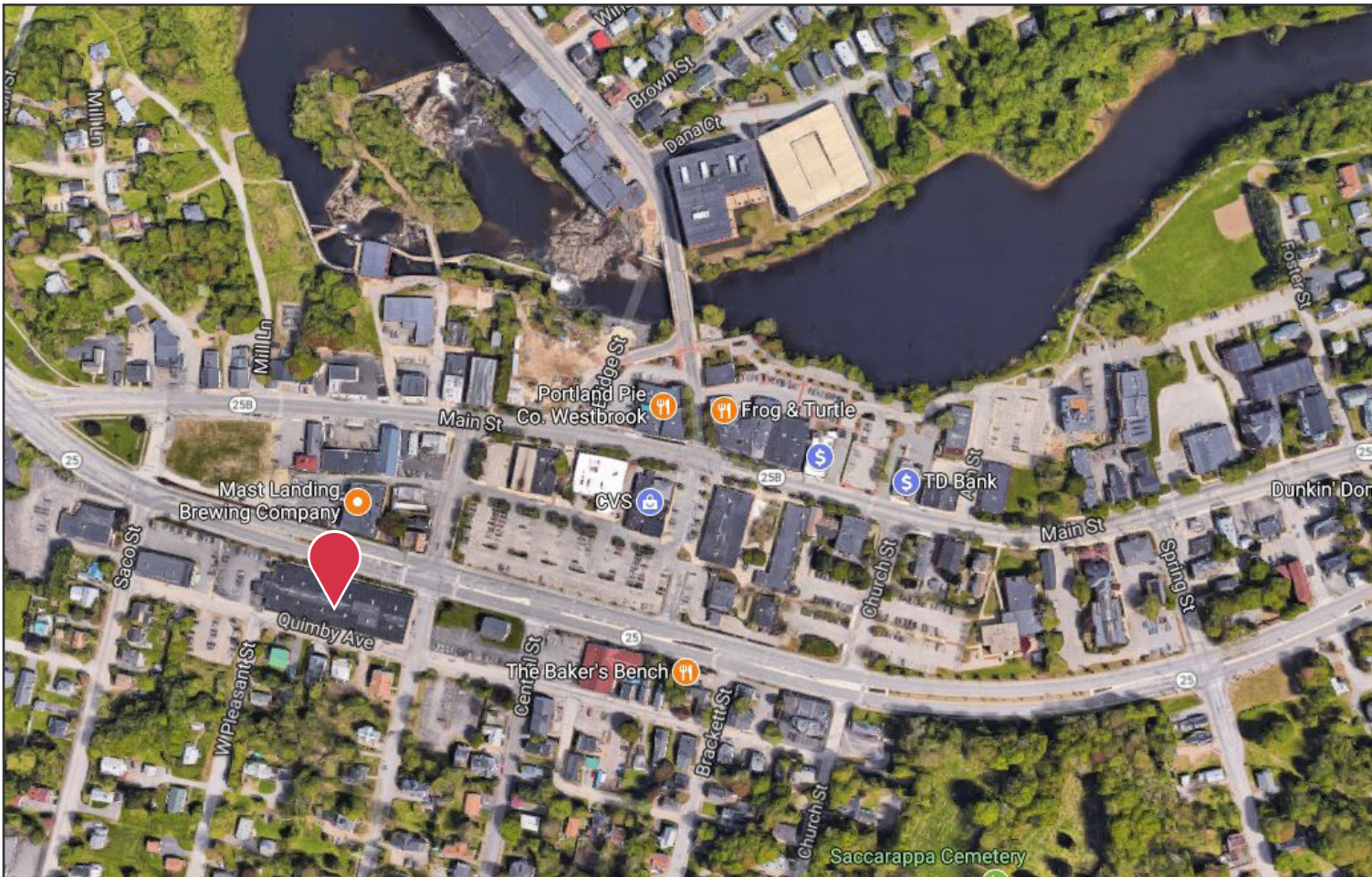
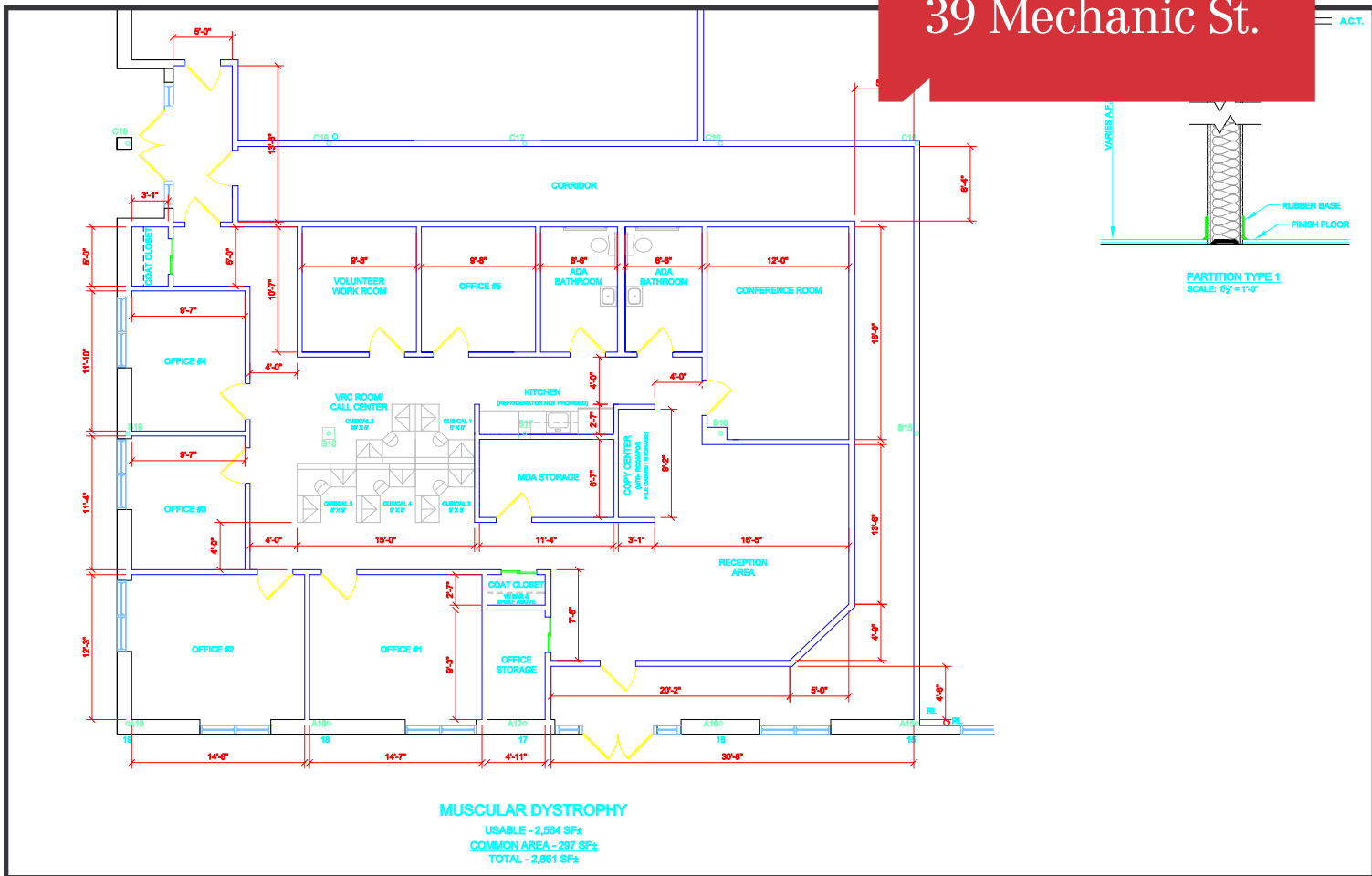
Property Overview

Building Size	30,826± SF
Lot Size	1.17± acres
Available Space	2,861± SF
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: \$3.25/SF



39 Mechanic St.



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.