

# For Lease Office Space

2,175± SF | \$13.00/SF MG



## 50 Park Road Westbrook, Maine

### Property Highlights

- Easy access from Park Road
- Build-to-suit based on tenant's needs
- Campus like setting



### Property Description

We are pleased to offer for lease an office suite located at 50 Park Road in Westbrook. Suite 5 is 1,100± SF. The Property is conveniently located approximately 2± miles from Maine Turnpike/I-95 Exit 48 and approximately 1± mile from Main Street in Westbrook.

### Broker Contact

Tom Moulton, CCIM, SIOR

Katie Allen

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

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

## Property Overview

Available Space	Suite 5: 1,100± SF
Layout	Suite 5: Five (5) offices, one (1) large open area, reception area, and one (1) restroom
Zoning	Residential Growth Area 2 (RGA2)
Roof	Pitched roof with asphalt shingles
Heat	Oil-fired furnace, forced hot air distribution
Air Conditioning	Exclusive system for each unit
Electric	Suite 5: 200 Amp service
Restroom	One (1) exclusive use restroom per suite
Parking	Ample, on-site parking - no additional cost to tenant
Signage	On property pylon sign and building facade
Storage	Suite offers storage space in full height basement at no additional cost
Suite Improvements	Landlord is willing to renovate the suite to a tenant's specific needs
Utilities	Tenant is responsible for its suite's heating and electrical costs

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