

FOR LEASE

Office Space

2,800± SF | \$13.00/SF NNN



869 Main Street, Westbrook

Property Highlights

- *Excellent Main Street location*
- *Join Portland Pie, Black Dinah Chocolatiers, Saco Bay Physical Therapy, and Wright Ryan*
- *Beautiful exposed brick and hardwood floors*

Property Description

We are pleased to offer a 2,800± SF second floor office suite with river views at 869 Main Street in Westbrook for lease. Located in the heart of downtown Westbrook, 869 Main Street offers Class A office space at affordable lease rates, on-site parking, and excellent signage potential.



Broker Contact

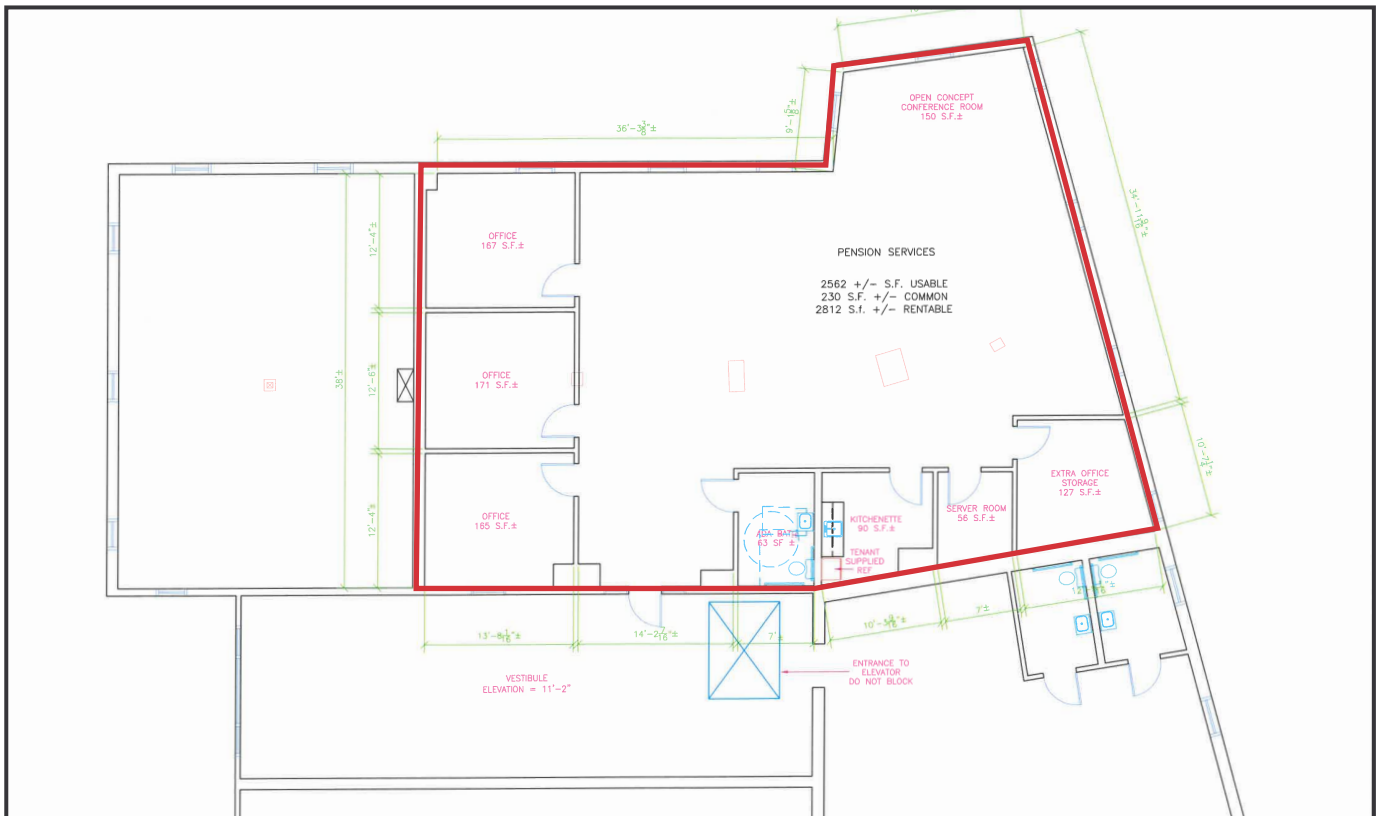
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Property Overview

Building Size	21,369± SF
Lot Size	1.70± acres
Assessor's Reference	Map 32, Lot 117
Zoning	City Center District
Available Space	Second Floor - 2,800± SF
Space Breakdown	Four (4) offices, open workspace, and kitchenette
Building Construction	Wood frame, masonry, and steel
Flooring	Carpet and VCT tile
Lighting	Parabolic fixtures
HVAC	Gas-fired forced hot air; Central HVAC
Utilities	Public water and sewer, electricity, telephone, cable, and natural gas
Sprinkler	Full coverage wet system
Bathroom	One (1) in suite
Parking	Ample, on-site parking available at no cost to tenant

FOR LEASE : \$13.00/SF NNN - estimated NNN's \$4.00/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.