

# FOR LEASE

## Office Space

1,258± SF | \$14.00/SF NNN



## 869 Main Street, Westbrook

### Property Highlights

- *Excellent location with views of the Presumpscot River*
- *Join Portland Pie, Ragged Coast Chocolates, Saco Bay Physical Therapy, and MAS Home Care*
- *Located directly across from the new Vertical Farms Development*

### Property Description

We are pleased to offer for lease 1,258± SF of second floor office at 869 Main Street in Westbrook. 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

Tom Moulton CCIM, SIOR

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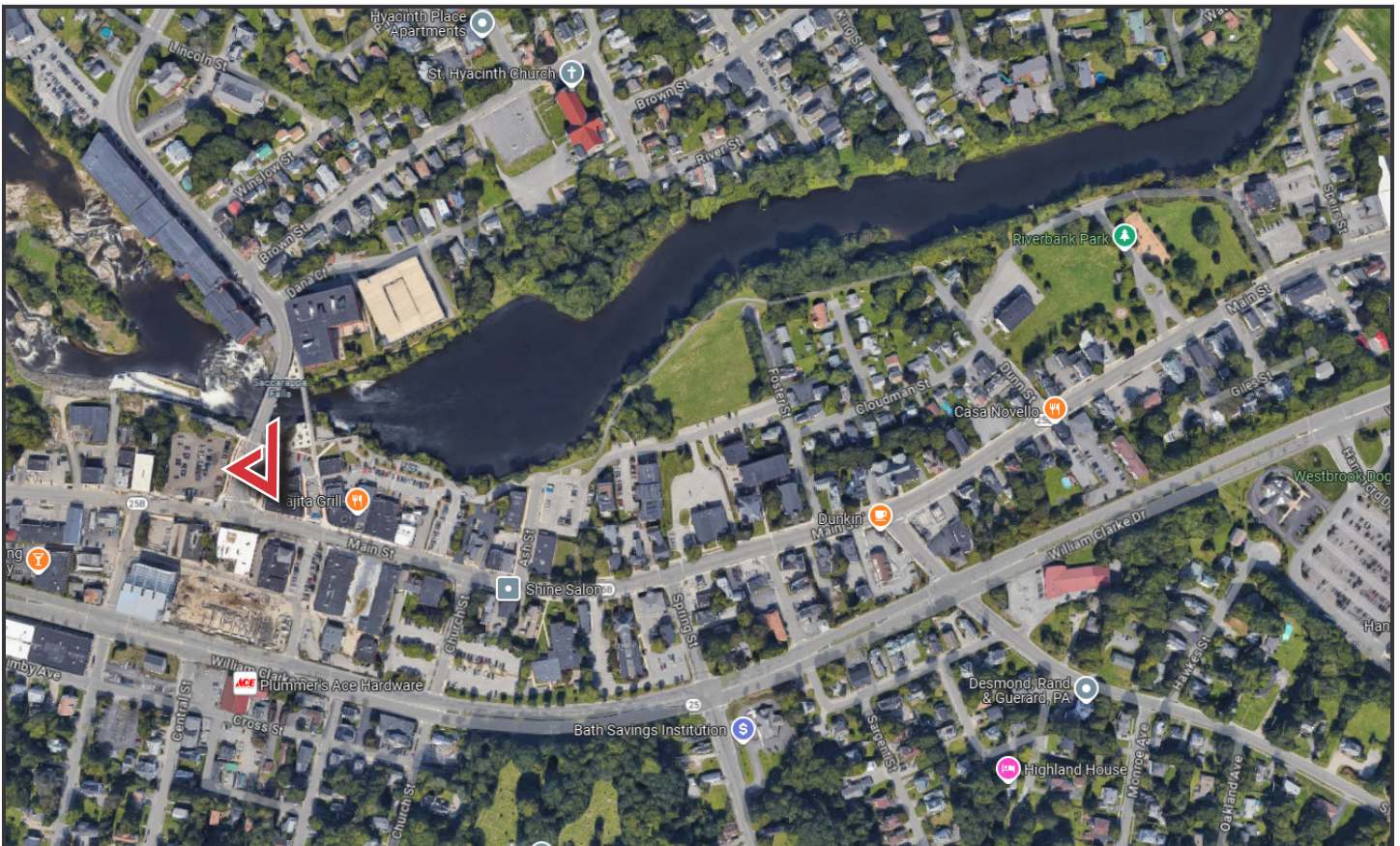
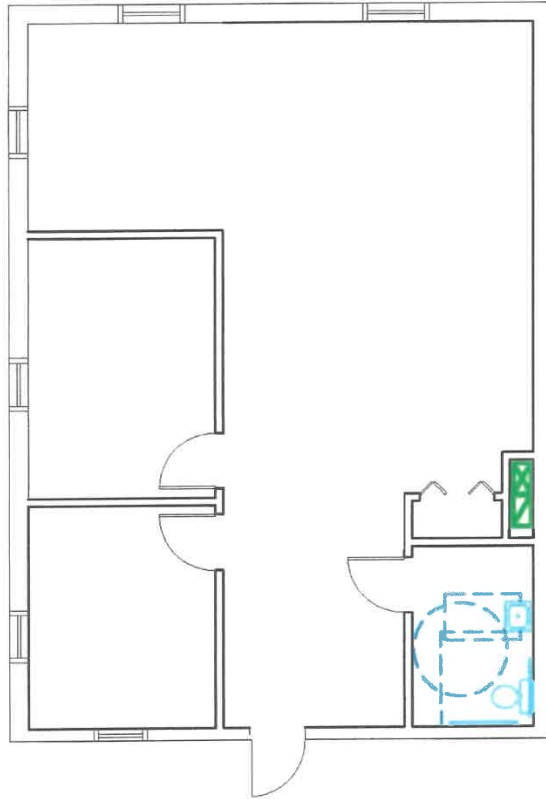
## Property Overview

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 : 1,258± SF
Building Construction	Wood frame, masonry, and steel
Flooring	VCT tile, wood
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	On-site parking available at no cost to tenant

**FOR LEASE : \$14.00/SF NNN - estimated NNN's \$4.21/SF**



Second Floor  
1,258± 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.