

FOR LEASE

202 LARRABEE ROAD

WESTBROOK, ME



Property Description:

Available Space: $2,500 \pm - 19,029 \pm SF$

Lease Rate: \$16-\$18 / SF NNN

Compass Commercial Brokers is pleased to offer 202 Larrabee Road in Westbrook, Maine for lease. Located on the Portland/Westbrook line, this is an exceptional office building with Class A finishes throughout. This building is located in a easily accessible location with flexible office layouts. This location also offers ample on-site free parking and a superb location across from Exit 48 of the Maine Turnpike and near many other businesses including Market Basket, Chick-fil-A, REI, Cowbell, Starbucks, Big Fin Poke, Firehouse Subs at Rock Row, Home Depot, Amatos, Dunkin Donuts and many others.

- Property Address:
 202 Larrabee Road,
 Westbrook, ME
- Owner: 202 Larrabee Road LLC
- Zoning: GC
- Year Built: 1980
- **Building Size:** 25,529 +/- SF
- No. of Stories: Two (2) •

- Map Reference: Map 47- Lot 002
- Utilities: Gas Fired HVAC, public water and sewer
- Sprinkler: Yes
- Elevator: no
- Parking: Ample on-site parking available.

- Signage: Building façade, entrance doors, and street pylon
- Lease Rate: \$16.00-\$18.00 PSF NNN
- NNN Fees: \$5.35 PSF
- **TI Allowance:** See broker for details

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Interior Photos

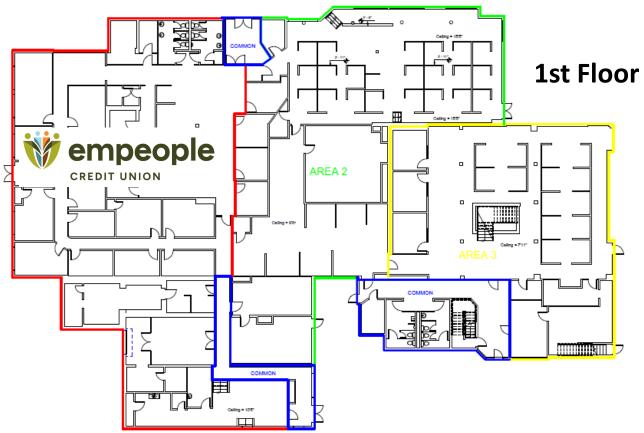
202 LARABEE ROAD



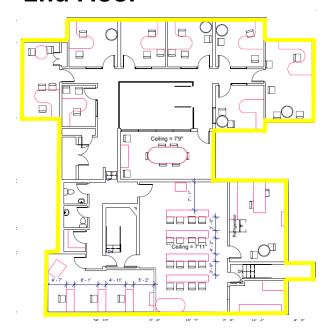


Floorplans

202 LARABEE ROAD



2nd Floor



Floorplan Key

Yellow: 4,263-9,406 +/- SF (1st-2nd Fl.)

Blue: Common Areas



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