



FOR LEASE

202 LARRABEE ROAD

WESTBROOK, ME



Property Description:

Available Space:
2,500± - 19,029± 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





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