



# OFFICE FOR LEASE

865 Spring Street, 2nd Floor, Westbrook, ME



## Property Description:

Lease Rate: \$11.50 PSF NNN

Available Space: 4,500 ± SF

The second floor office space at 865 Spring Street in Westbrook is perfectly suited for the user seeking a flexible office space with contemporary interior finishes. With 7-8 glass front private offices, 1-2 conference rooms, a kitchenette/breakroom, storage/copier room, 3 private bathrooms, and on-site parking, this mid-sized office space is welcoming to a wide variety of users. Located minutes away from the Maine Mall area along with the on and off ramps of I-295/I-95, join users such as The Portland Press Herald, Acadia Insurance, AD&W, J.B. Brown & Sons, IDEXX Laboratories, Bailey Sign, NEFCO, and Anthem Blue Cross Shield, in this highly visible location.

- **Property Address:** 865 Spring Street, Westbrook, ME 04092
- **Owner:** 465 Main Street, LLC
- **Zoning:** Industrial
- **Year Built:** 1978
- **Signage:** Street Pylon
- **Sign & Building Mount Signage.**
- **Building Size:** 68,000 +/- SF
- **No. of Stories:** Two (2)
- **Sprinkler:** Yes
- **Elevator:** No
- **HVAC:** Gas fired rooftop units.
- **Utilities:** Public Water, Septic, & Natural Gas.
- **Parking:** Ample On-Site Parking.
- **NNN's:** \$2.39 /SF

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# Interior Photos

865 Spring Street, 2nd Floor, Westbrook, ME







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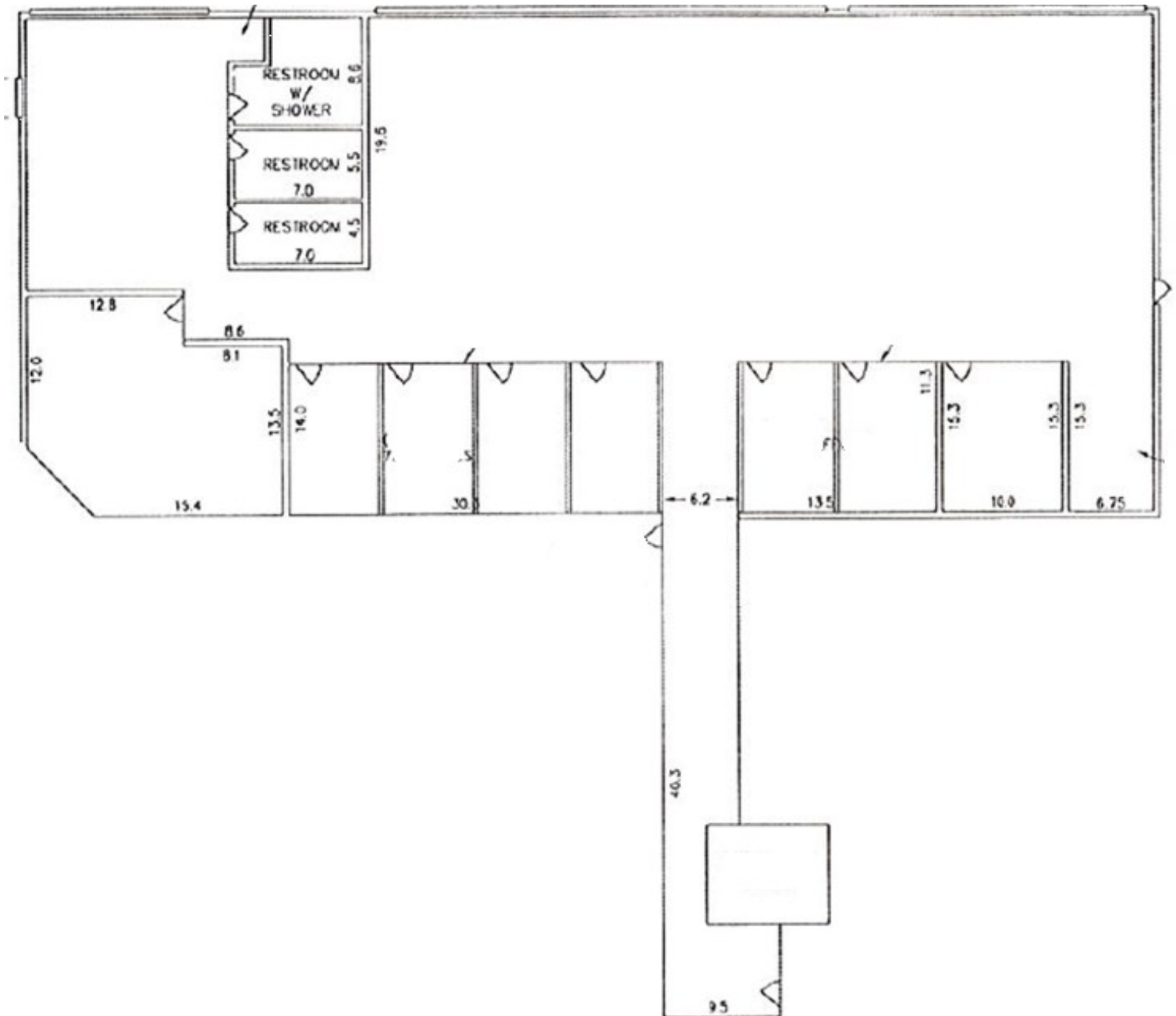




# Floorplan

865 Spring Street, 2nd Floor, Westbrook, ME

## Spring Street







# Area Map

865 Spring Street, 2nd Floor, Westbrook, ME

