



# OFFICE FOR LEASE

865 Spring Street, 1st Floor, Westbrook, ME



**Lease Rate: \$11.50 PSF NNN**

**Available Space:  
3,600± SF**

## Property Description:

The first floor office space at 865 Spring Street in Westbrook is perfectly suited for the user seeking an office space with a flexible layout in a highly accessible area. Featuring 8 private offices, 1 copier/storage room, ample closet space, and direct entry. 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.
- **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

**Jackson Baumann  
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# Interior Photos

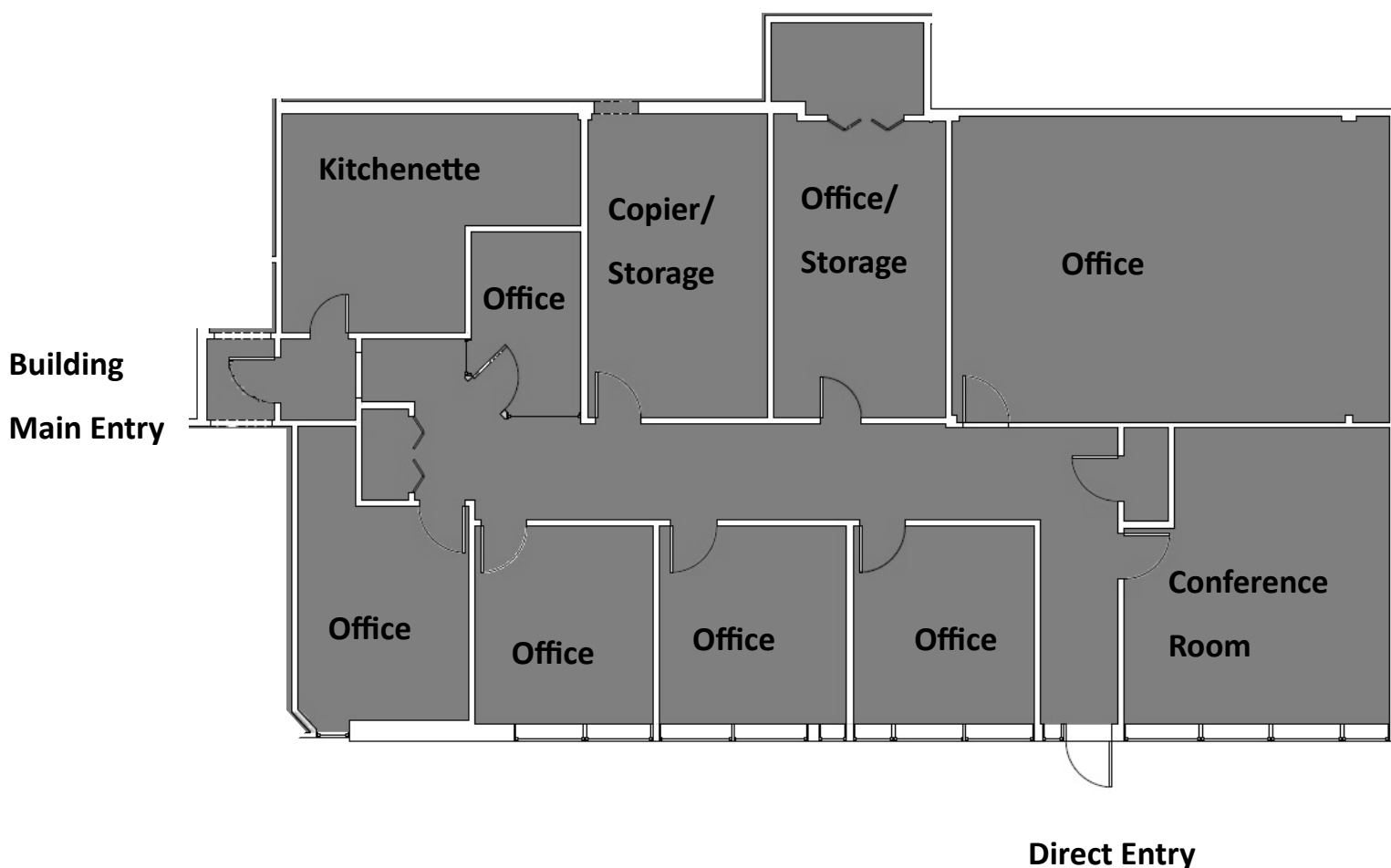
865 Spring Street, 1st Floor, Westbrook, ME





# Floorplan

865 Spring Street, 1st Floor, Westbrook, ME



**Spring Street**





# Area Map

865 Spring Street, 1st Floor, Westbrook, ME

