



# 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

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# Interior Photos

865 Spring Street, 1st Floor, Westbrook, ME

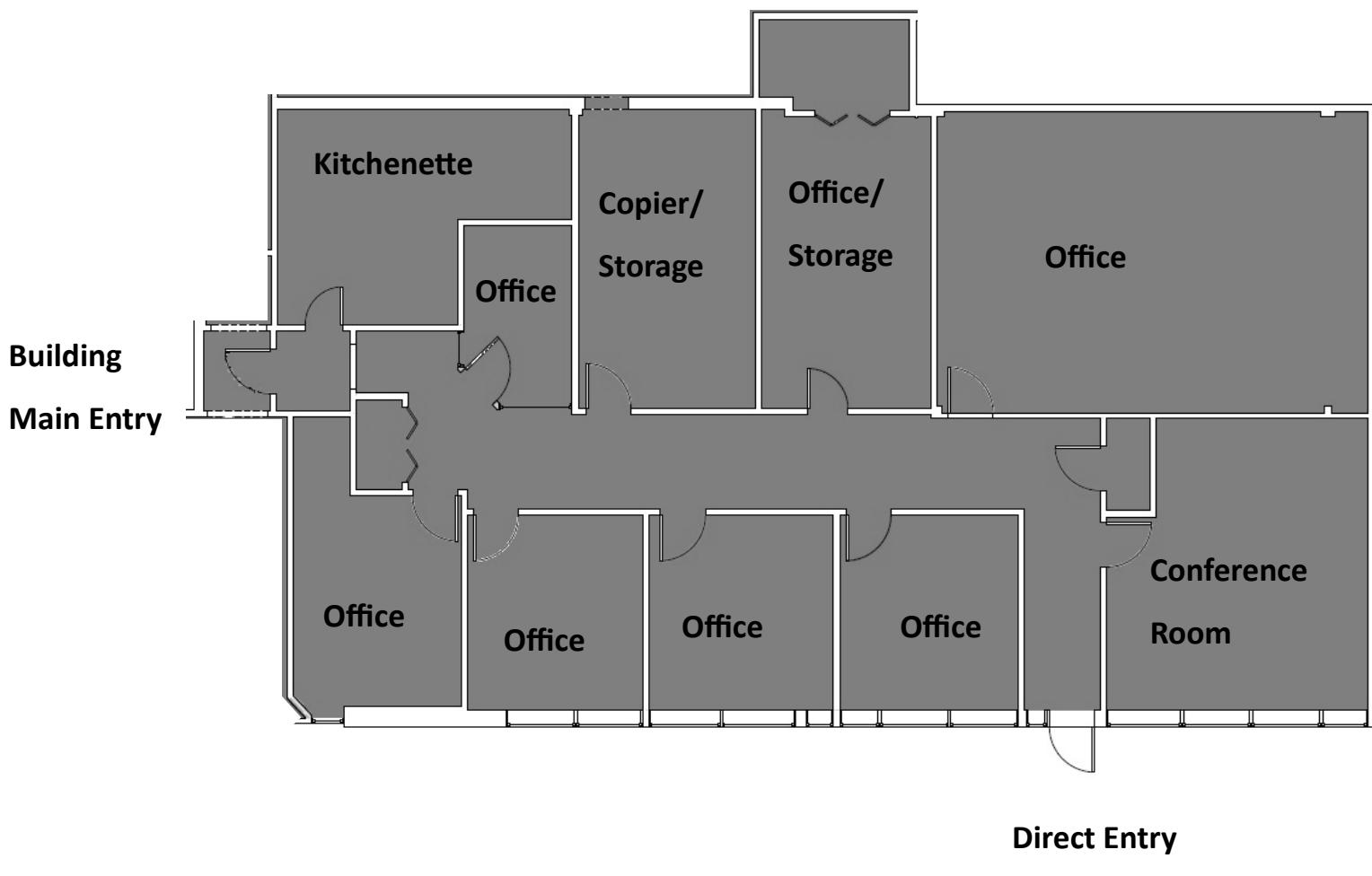




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# Floorplan

865 Spring Street, 1st Floor, Westbrook, ME



## Spring Street



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# Area Map

865 Spring Street, 1st Floor, Westbrook, ME

