



COMPASS
COMMERCIAL BROKERS

OFFICE FOR LEASE

865 Spring Street, 1st Floor, Westbrook, ME



Lease Rate: \$11.50 PSF NNN

Available Space:

4,000-8,500 ± 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, 1 large flex/storage room, ample closet space, and direct entry, this space can also be combined with the upper level office space to create 8,500+/- SF. 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:** 72,000+/- 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

Jackson Baumann
Agent

241 US Route One
4th Floor

Falmouth, Maine 04105

O . 207.253.1781

C . 207.210.5451

E . jbaumann@compass-cb.com

W . www.compass-cb.com



COMPASS
COMMERCIAL BROKERS

Interior Photos

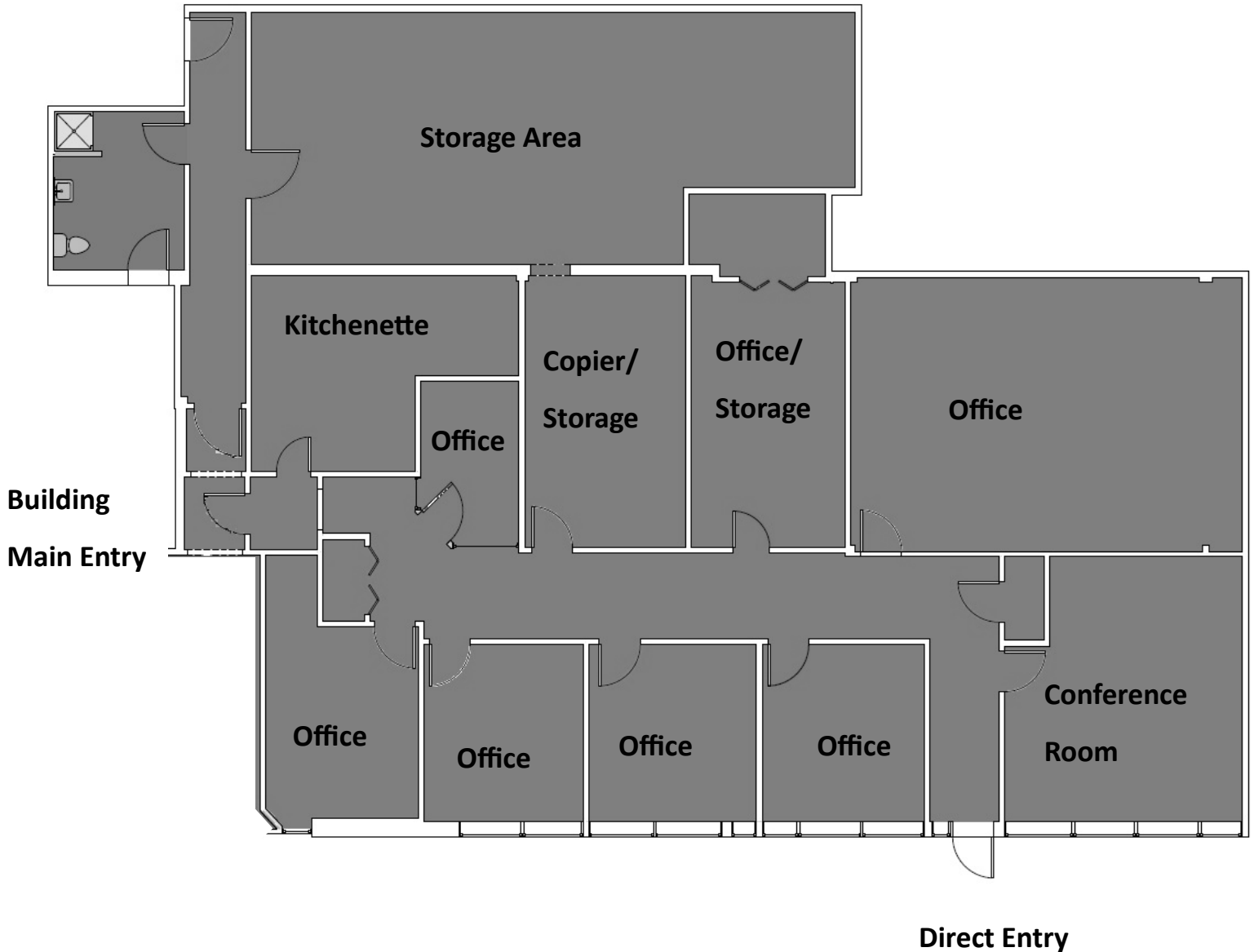
865 Spring Street, 1st Floor, Westbrook, ME





Floorplan

865 Spring Street, 1st Floor, Westbrook, ME



Spring Street



Area Map

865 Spring Street, 1st Floor, Westbrook, ME

