



## 202 LARRABEE ROAD IN WESTBROOK

is an exceptional 24,419± SF Class A office building offers flexible leasing options and a compelling opportunity for investors or owner-occupants to acquire a prime asset in one of Maine's fastest-growing commercial corridors.

Strategically located on the Portland/Westbrook line, the property is just seconds from Exit 48 of the Maine Turnpike (I-95) and under five minutes from Rock Row, a major destination for retail, dining, and entertainment. The building features high-end Class A finishes throughout, flexible office layouts, and ample on-site free parking, making it ideal for a wide range of professional users.

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## CLASS A OFFICE BUILDING | FOR LEASE | SALE



## LOCATED IN HEAVILY TRAVELED AREA OF WESTBROOK

202 LARRABEE ROAD | WESTBROOK | MAINE | 04092

## SPECIFICATIONS



## LEASE DETAILS



## SALE DETAILS

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### OWNERSHIP:

The property is owned by 202 Larrabee Road, LLC

### PROPERTY FEATURES

|                |                                               |
|----------------|-----------------------------------------------|
| YEAR BUILT:    | 1980   Renovated 2026                         |
| ZONING:        | GC                                            |
| UTILITIES:     | Natural gas (Forced Air-Duc Heat   Central AC |
| BUILDING SIZE: | 24,419+/- sf                                  |
| ACREAGE:       | 2.97+/- acres                                 |

|                 |                         |                                                             |                         |
|-----------------|-------------------------|-------------------------------------------------------------|-------------------------|
| SUITE:          | 103   1st & 2nd Floors  | SUITE:                                                      | 105,103, & 106 Combined |
| SQUARE FOOTAGE: | 4,003 +/- SF            | SQUARE FOOTAGE:                                             | 8,638+/- SF             |
| LEASE RATE:     | \$16.00 PSF NNN         | LEASE RATE:                                                 | \$16.00 PSF NNN         |
| SUITE:          | 104   1st Floor         | SEE ATTACHED FLOOR PLAN FOR<br>LOCATION OF AVAILABLE SPACES |                         |
| SQUARE FOOTAGE: | 1,000-2,499+/- SF       |                                                             |                         |
| LEASE RATE:     | \$12.00-\$14.00 PSF NNN |                                                             |                         |
| SUITE:          | 105   1st Floor         | SUITE:                                                      | 106   2nd Floor         |
| SQUARE FOOTAGE: | 2,985+/- SF             | SQUARE FOOTAGE:                                             | 1,650+/- SF             |
| LEASE RATE:     | \$16.00 PSF NNN         | LEASE RATE:                                                 | \$16.00 PSF NNN         |

NNN: Estimated at \$6.45|PSF

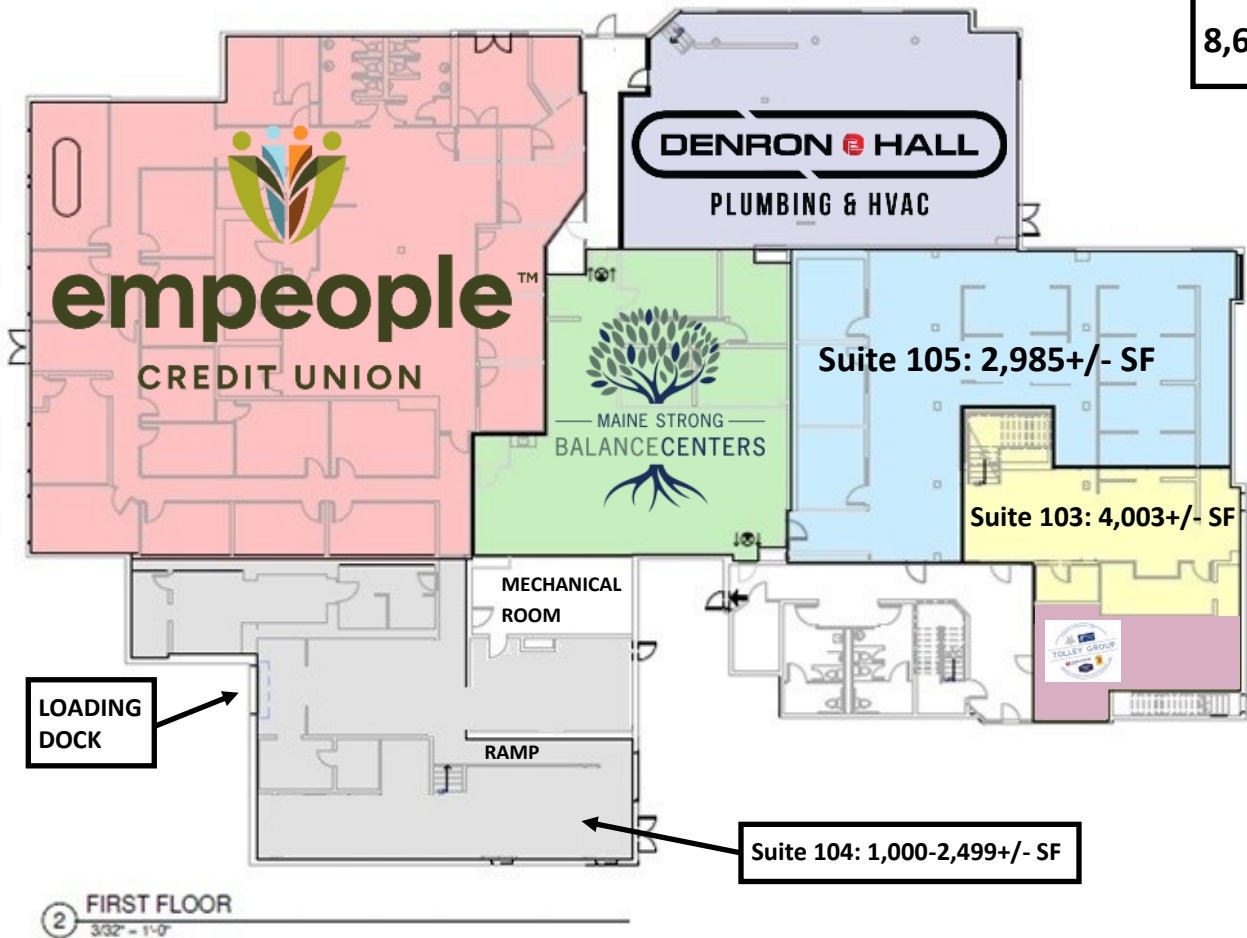
SALE PRICE: \$4,195,000.00 | BOOK/ PAGE: Book 39810 | Page 202



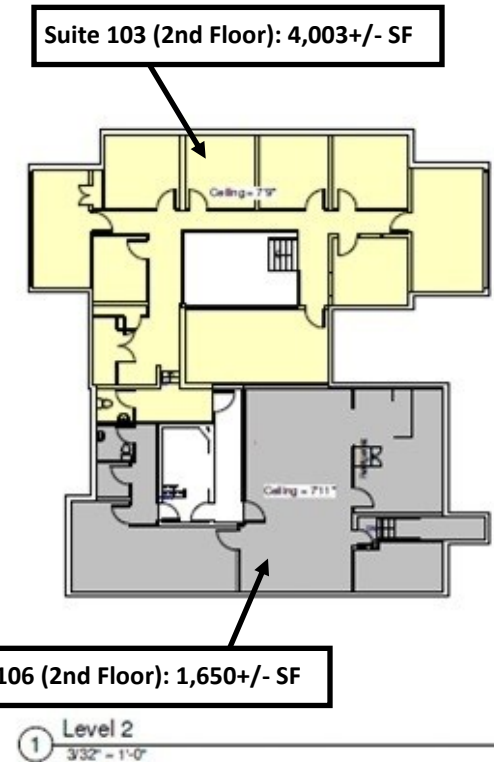
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# FLOOR PLAN

## LARRABEE ROAD



Suites 105, 103, & 106 Combined:  
8,638+/- SF

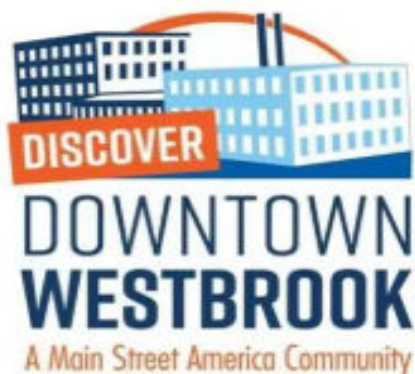




## AMENITIES



## DEMOGRAPHICS



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## PROPERTY AMENITIES

Anchored by Empeople Credit Union and Maine Strong Balance Center, and surrounded by national retailers and restaurants such as Market Basket, Chick-fil-A, REI, Starbucks, Cowbell, Big Fin Poke, Firehouse Subs, this property offers a strong tenant mix and excellent visibility in a high-traffic, rapidly developing area. Ideally situated just minutes from Exit 48 of I-95 and the vibrant Rock Row Development, this property boasts unmatched accessibility and visibility with an impressive traffic count of 18,300 AADT (2019). The flexible layout options cater to a diverse array of office users, allowing any business to find the perfect fit for their needs. The property offers ample on site parking and building façade and interior lobby and entrance door signage.

|                    |                       |
|--------------------|-----------------------|
| POPULATION:        | 21,565 (2025)         |
| AVERAGE GROWTH:    | 6.14% (since 2020)    |
| HOUSEHOLDS:        | 9,138 (2025)          |
| MEDIAN HOME VALUE: | \$ 449,009 (2025)     |
| MEDIAN INCOME:     | \$ 85,038 (Household) |
| MEDIAN AGE:        | 37.5 Years            |
| LAND AREA:         | 17.2+/- Miles         |

Westbrook is located in Cumberland County and is part of the Greater Portland area including Portland, South Portland, and other communities.



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## EXTERIOR PHOTOGRAPHS

202 LARRABEE ROAD | WESTBROOK | MAINE | 04092



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COMMERCIAL BROKERS

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## EXTERIOR RENDERINGS

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\*Conceptual Renderings



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## INTERIOR PHOTOGRAPHS

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## AERIAL PHOTOGRAPH

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**COMPASS**  
COMMERCIAL BROKERS

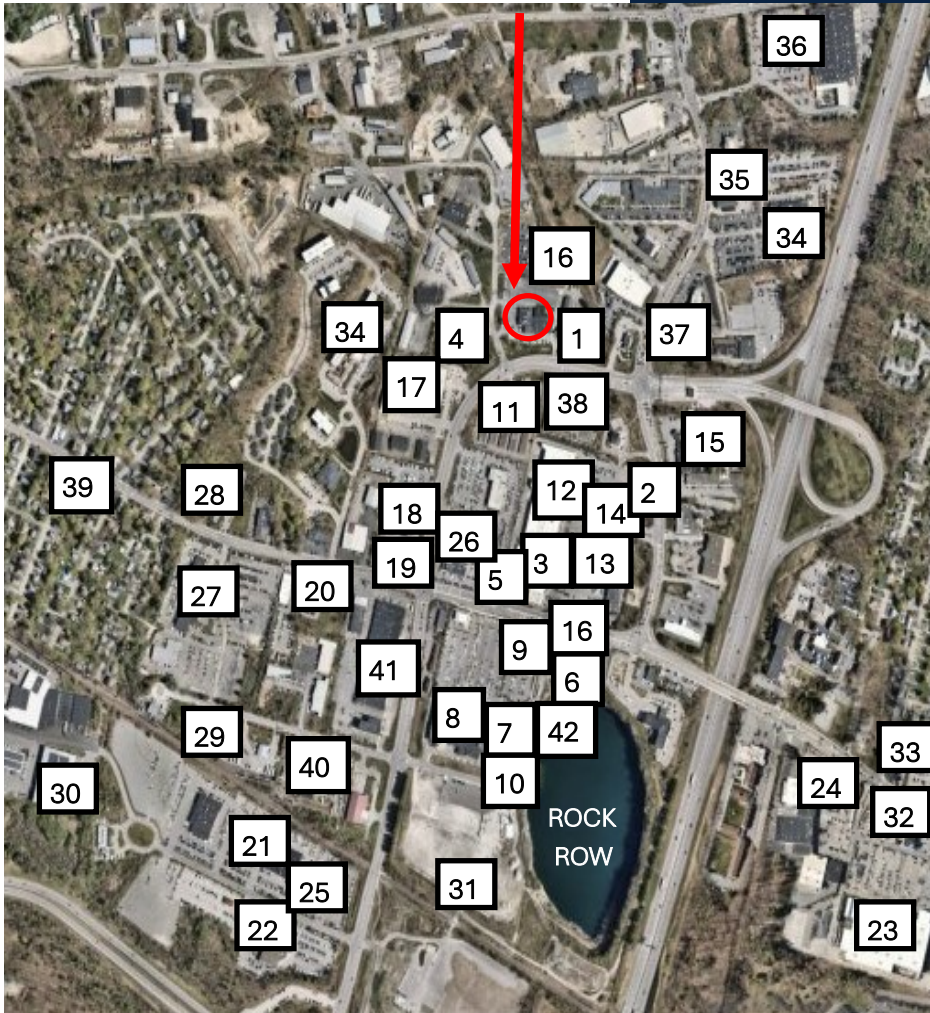
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## LOCAL TENANT MIX

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202 LARRABEE ROAD



### RESTAURANTS

- 2 Rio Bravo
- 10 Cow Bell
- 24 Kon Asian Bistro
- 32 Applebees
- 37 Stacks Pancake

### SHOPPING

- 3 Kohls
- 4 Goodwill
- 7 Market Basket
- 8 REI Sporting Goods
- 23 Lowes
- 36 Home Depot
- 42 The Paper Store

### FAST FOOD

- 1 Burger King
- 5 Dunkin Donuts
- 6 Starbucks
- 9 Chic-Fil A
- 13 Panera Bread
- 14 Chipotle
- 15 Big Fin Poke
- 19 McDonalds
- 20 Taco Bell and KFC
- 33 Panda Garden
- 39 Dairy Queen

### FINANCE

- 15 Atlantic Federal Credit Union
- 16 Empeople Credit Union
- 35 Evergreen Credit Union

### AUTOMOBILE

- 17 NAPA Auto Parts
- 18 Enterprise Rent-A-Car
- 21 Bill Dodge BMW
- 22 Bill Dodge Buick/KiA/Cadillac
- 25 Bill Dodge Infinity
- 26 Rowe Ford
- 27 Lee Dodge Chrysler
- 34 Berlin City Toyota

### BUSINESSES

- 11 Acorn Self Storage
- 28 City of Westbrook City Hall
- 30 Aero Heating & Ventilation
- 31 NE Cancer Specialists
- 34 Westbrook Housing Authority
- 38 WG Tech
- 40 Freightliner of Maine
- 41 NAMCO Pools

### FITNESS

- 12 The Picklr
- 29 ME Academy of Gymnastics

LEASE | SALE CONTACTS

CLASS A OFFICE BUILDING | FOR LEASE | SALE

SALE/LEASING REPRESENTATIVES



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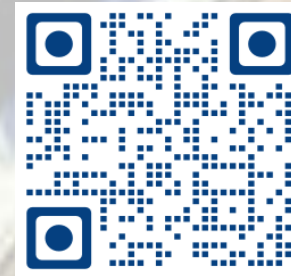
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