



OFFICE FOR SALE/LEASE

202 Larrabee Road, Westbrook, ME



Property Description:

Lease Rate: \$16-\$17 PSF NNN
Sale Price: \$4,195,000

Available Space:
1,000-16,305+/- SF

Compass Commercial Brokers is pleased to offer **202 Larrabee Road** in Westbrook, Maine, for **sale or lease**. This 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. 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.

- **Property Address:** 202 Larrabee Road, Westbrook, Maine
- **Owner:** 202 Larrabee Road LLC
- **Year Built:** 1980, renovated in 2024/25.
- **Zoning:** GC
- **Book/Page:** 39810/202
- **Lot Size:** 2.97+/- Acres
- **Utilities:** Natural Gas
- **HVAC:** Forced Air-Duc Heat / Central AC
- **Parking:** Ample on-site parking
- **Amenities:** Easy access to I-95 and close proximity to Rock Row.
- **Building Size:** 24,419+/- SF
- **Estimated NNN's:** \$6.45 PSF
- **Sprinkler:** Yes
- **Elevator:** No

Steve Baumann
President . CEO
241 US Route One
4th Floor
Falmouth, Maine 04105
O . 207.253.1781
C . 207.831.4063
E . sbaumann@compass-cb.com
W . www.compass-cb.com



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Exterior Photos

202 Larrabee Road, Westbrook, ME





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Interior Photos

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Aerials

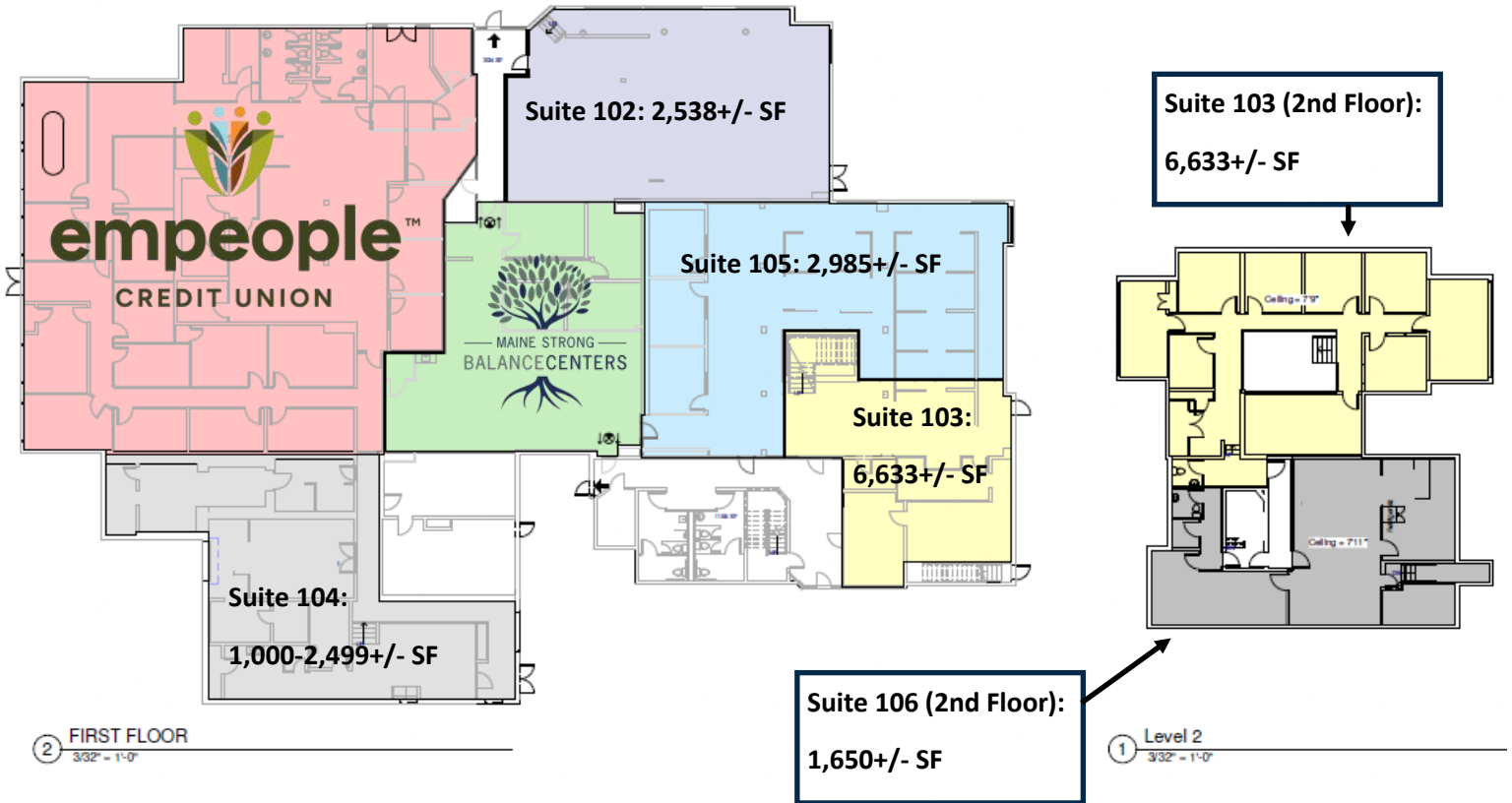
202 Larrabee Road, Westbrook, ME





Floorplan/Division Plan

202 Larrabee Road, Westbrook, ME



Suite 102: 2,538+/- SF | \$17.00 PSF NNN
Suite 103: 6,633+/- SF | \$16.00 PSF NNN
Suite 104: 1,000-2,499+/- SF | \$12.00-\$14.00 PSF NNN
(SEE BROKER FOR DETAILS)
Suite 105: 2,985+/- SF | \$16.00 PSF NNN
Suite 106: 1,650+/- SF | \$16.00 PSF NNN **(PENDING)**
*Smaller units denote a higher price PSF.



Area Map

202 Larrabee Road, Westbrook, ME

