



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.

STEVE BAUMANN | PRESIDENT | CEO
JACKSON BAUMANN | DIR OF LEASING | ASSOC. BROKER
COMPASS COMMERCIAL BROKERS
241 US ROUTE ONE | FOURTH FLOOR
FALMOUTH, ME 04105
O. 207.253.1781 | W. www.compass-cb.com
E: sbaumann@compass-cb.com | C. 207.831.4063
E: jbaumann@compass-cb.com | C. 207.210.5451

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

202 LARRABEE ROAD | WESTBROOK | MAINE | 04092

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 First Floor	SUITE: LEASED	102 First Floor
SQUARE FOOTAGE:	6,633+/- SF	SQUARE FOOTAGE:	2,538+/- SF
LEASE RATE:	\$16.00 PSF NNN	LEASE RATE:	\$17.00 PSF NNN
SUITE:	104 First Floor	SEE ATTACHED FLOOR PLAN FOR LOCATION OF AVAILABLE SPACES	
SQUARE FOOTAGE:	1,000-2,499+/- SF		
LEASE RATE:	\$12.00-\$14.00 PSF NNN		
SUITE:	105 First Floor	SUITE: PENDING	106 First Floor
SQUARE FOOTAGE:	2,985+/- SF	SQUARE FOOTAGE:	1,650+/- SF
LEASE RATE:	\$16.00 PSF NNN	LEASE RATE:	\$16.00 PSF NNN

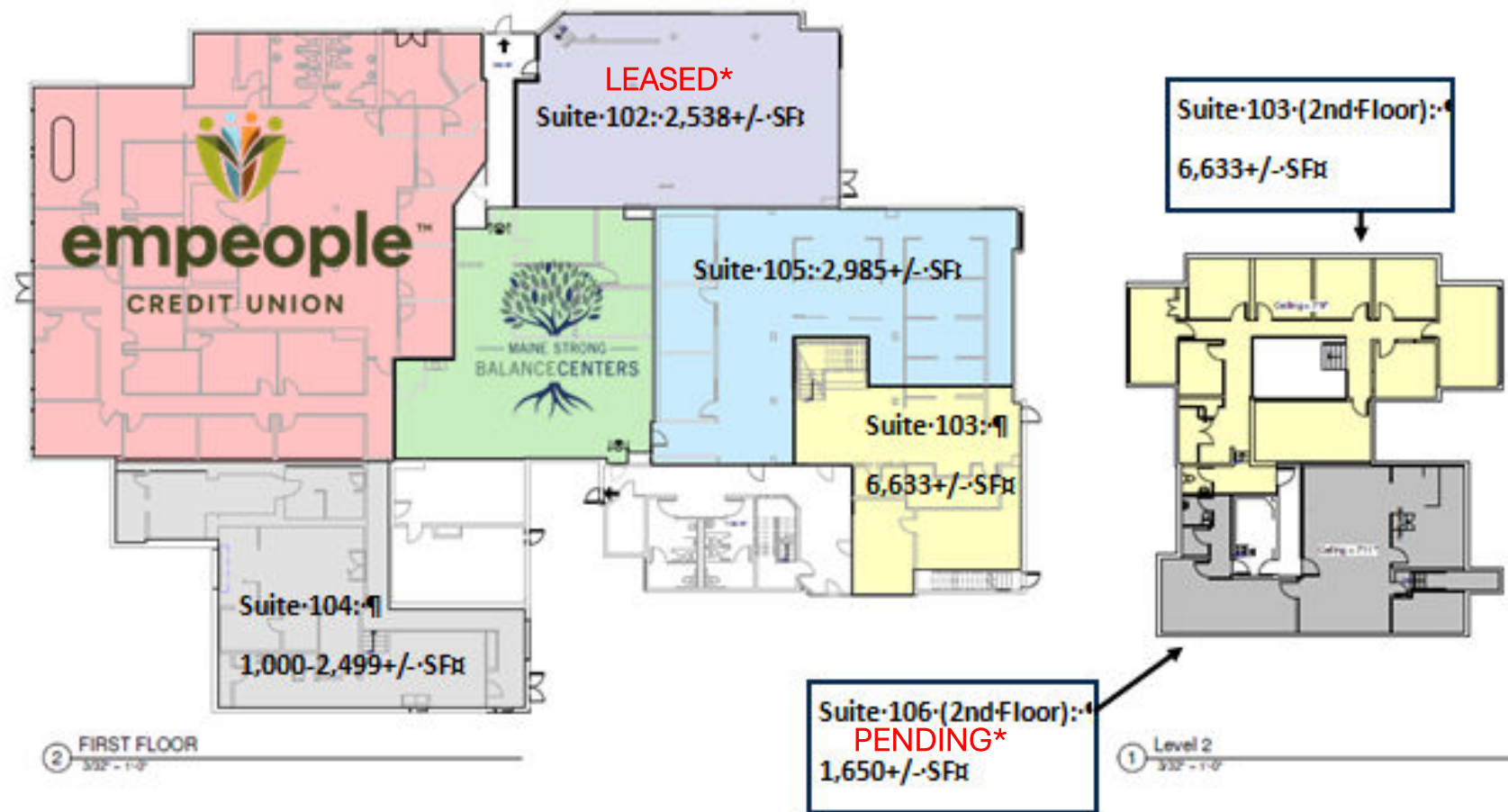
NNN: Estimated at \$6.45|PSF

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



CLASS A OFFICE BUILDNG | FOR SALE | LEASE

FLOOR PLAN



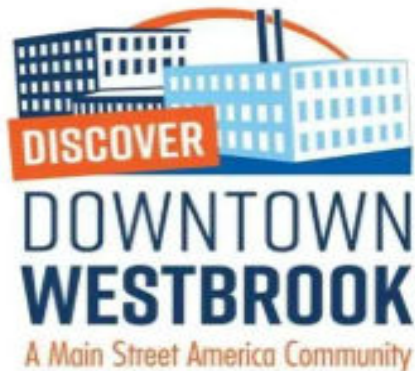
COMPASS
COMMERCIAL BROKERS

CLASS A OFFICE BUILDING | FOR SALE | LEASE

AMENITIES



DEMOGRAPHICS



202 LARRABEE ROAD | WESTBROOK | MAINE | 04092

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.



CLASS A OFFICE BUILDNG | FOR SALE | LEASE

EXTERIOR PHOTOGRAPHS

202 LARRABEE ROAD | WESTBROOK | MAINE | 04092



COMPASS
COMMERCIAL BROKERS

CLASS A OFFICE BUILDNG | FOR SALE | LEASE

INTERIOR PHOTOGRAPHS

202 LARRABEE ROAD | WESTBROOK | MAINE | 04092



CLASS A OFFICE BUILDNG | FOR SALE | LEASE

AERIAL PHOTOGRAPH

202 LARRABEE ROAD | WESTBROOK | MAINE | 04092

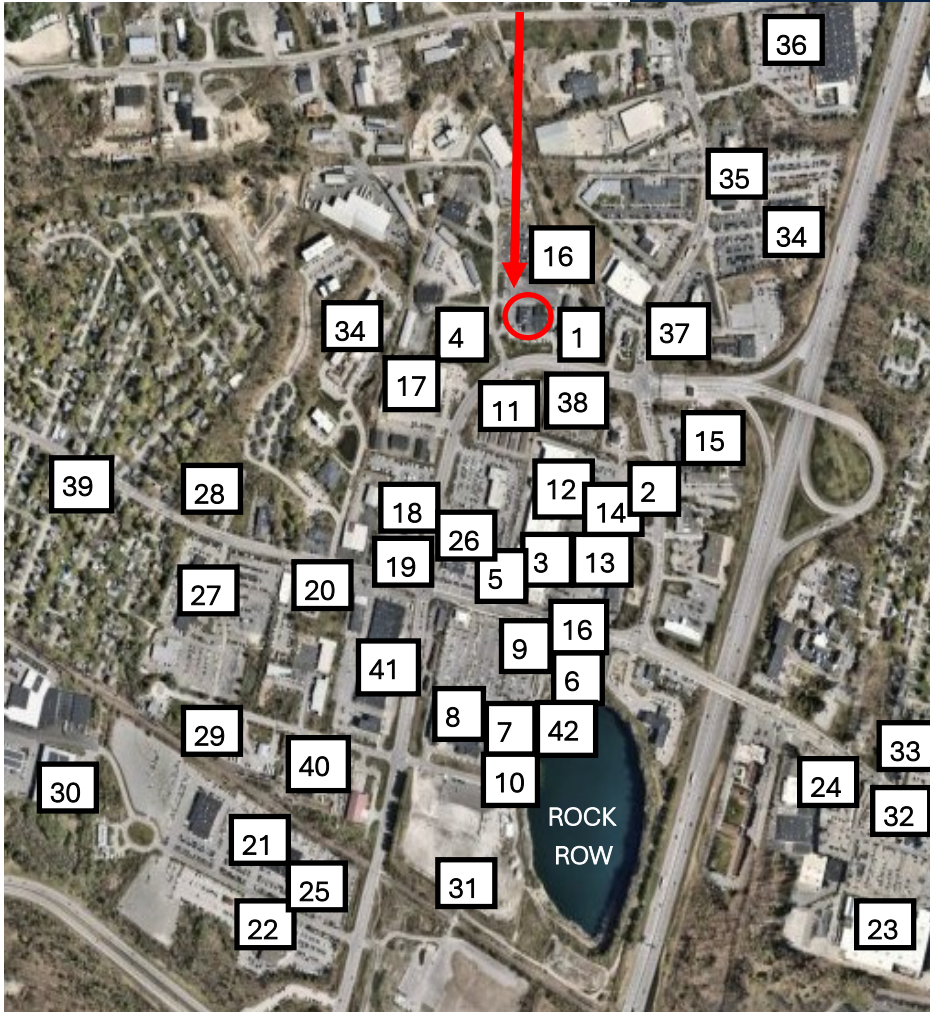


COMPASS
COMMERCIAL BROKERS

CLASS A OFFICE BUILDNG | FOR SALE | LEASE

LOCAL TENANT MIX

202 LARRABEE ROAD



202 LARRABEE ROAD | WESTBROOK | MAINE | 04092

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



STEVE BAUMANN

President / CEO / Broker

Compass Commercial Brokers, LLC

241 US Route One, Floor 4

Falmouth, Maine 04105

Office: 207. 253.1781

Cell: 207. 831.4063

Email: sbaumann@compass-cb.com

JACKSON BAUMANN

Director of Leasing / Associate Broker

Compass Commercial Brokers, LLC

241 US Route One, Floor 4

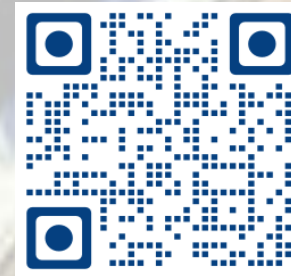
Falmouth, Maine 04105

Office: 207. 253.1781

Cell: 207.210.5451

Email: jbaumann@compass-cb.com

TO VIEW FROM WEBSITE CLICK ON QR CODE



LOCATED IN HEAVILY TRAVELED AREA OF WESTBROOK

202 LARRABEE ROAD | WESTBROOK | MAINE | 04092