

FOR LEASE • MEDICAL OFFICE SPACE

11 Rock Row • Westbrook, ME



Mark Malone, CCIM
O 207.773.6000
C 207.233.6000
mark@malonecb.com



Jennifer Small, CCIM
O 207.772.6871
C 207.233.6872
jennifer@malonecb.com

MEDICAL OFFICE SPACE AVAILABLE

- Only 31,617± SF left, over 82% occupied!
- 2 newly constructed buildings completed April 2025
- The Main building is 5 stories and approximately 180,000± SF
- Spaces are subdividable down to 1,554±
- Small user space available
- Numerous nearby restaurants, outdoor areas, ample free parking, entertainment and more

See Broker for Lease Rate



PROPERTY SUMMARY

11 Rock Row • Westbrook, ME



Site Info

OWNER:	Waterstone Properties
DEVELOPMENT SIZE:	Rock Row is a total of 110± AC
SIGNAGE:	Ample signage opportunities
PARKING:	500± free parking spots for staff and patients in a covered garage
VISIBILITY & ACCESS:	Excellent visibility off I-95 Exit 47
ZONING:	GC General Commercial

Building Info

BUILDING SIZE:	11 Rock Row is the 180,000± SF 5-story Main Building 15 Rock Row is the 20,000± SF Radiation and Oncology building
YEAR BUILT:	Completed 2025
DELIVERY:	Vanilla Shell or Build-to-Suit
SPACE AVAILABLE:	39,983± SF at 11 Rock Row, subdividable down to 1,554± SF 11 Rock Row is currently at 82% occupancy with the first, second and fourth floors fully occupied
ELECTRICITY:	3 Phase Power Fiber Optic
HVAC:	Gas
UTILITIES:	Public Water/Sewer
ELEVATOR:	Yes



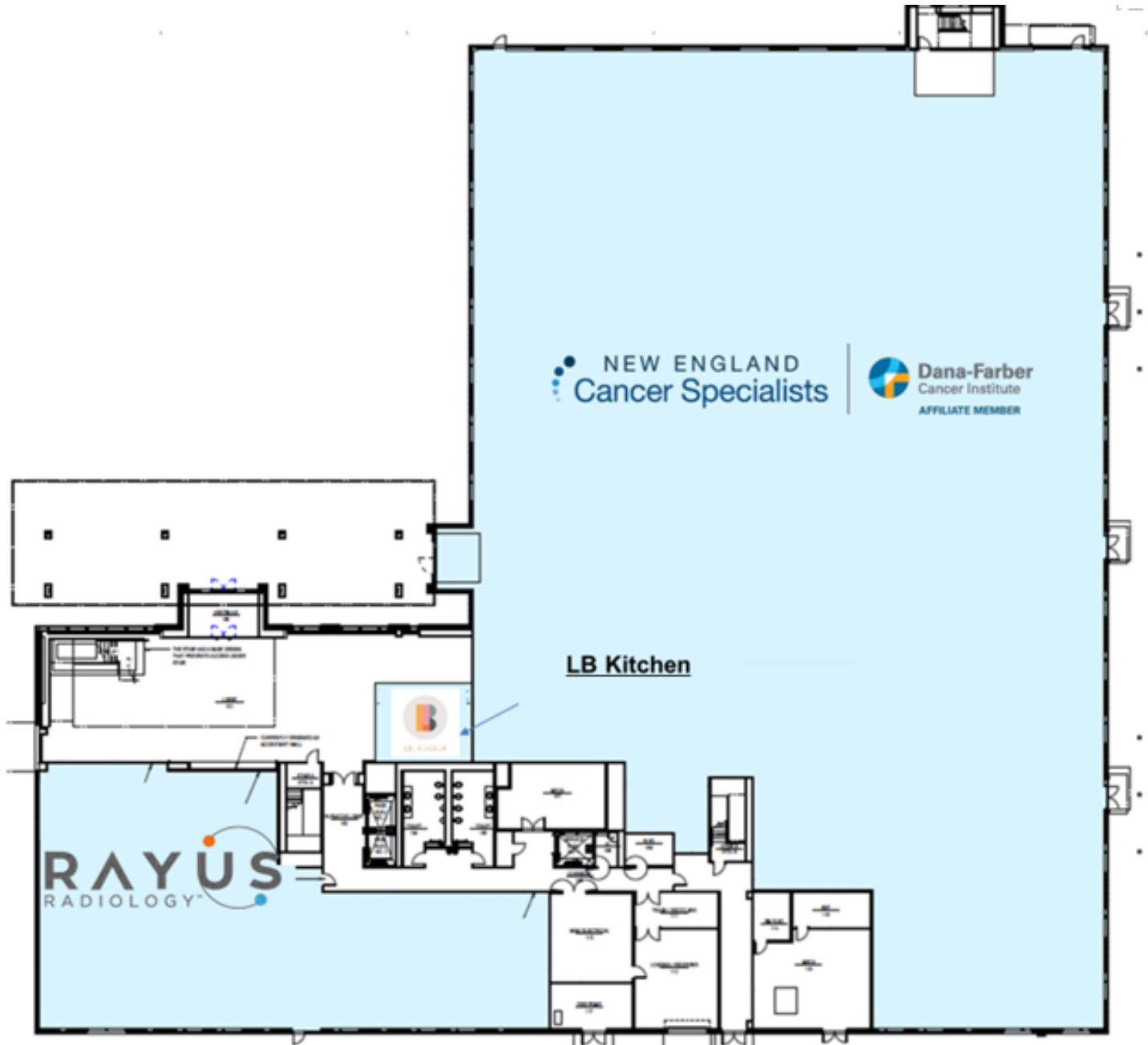
PHOTOS

11 Rock Row • Westbrook, ME



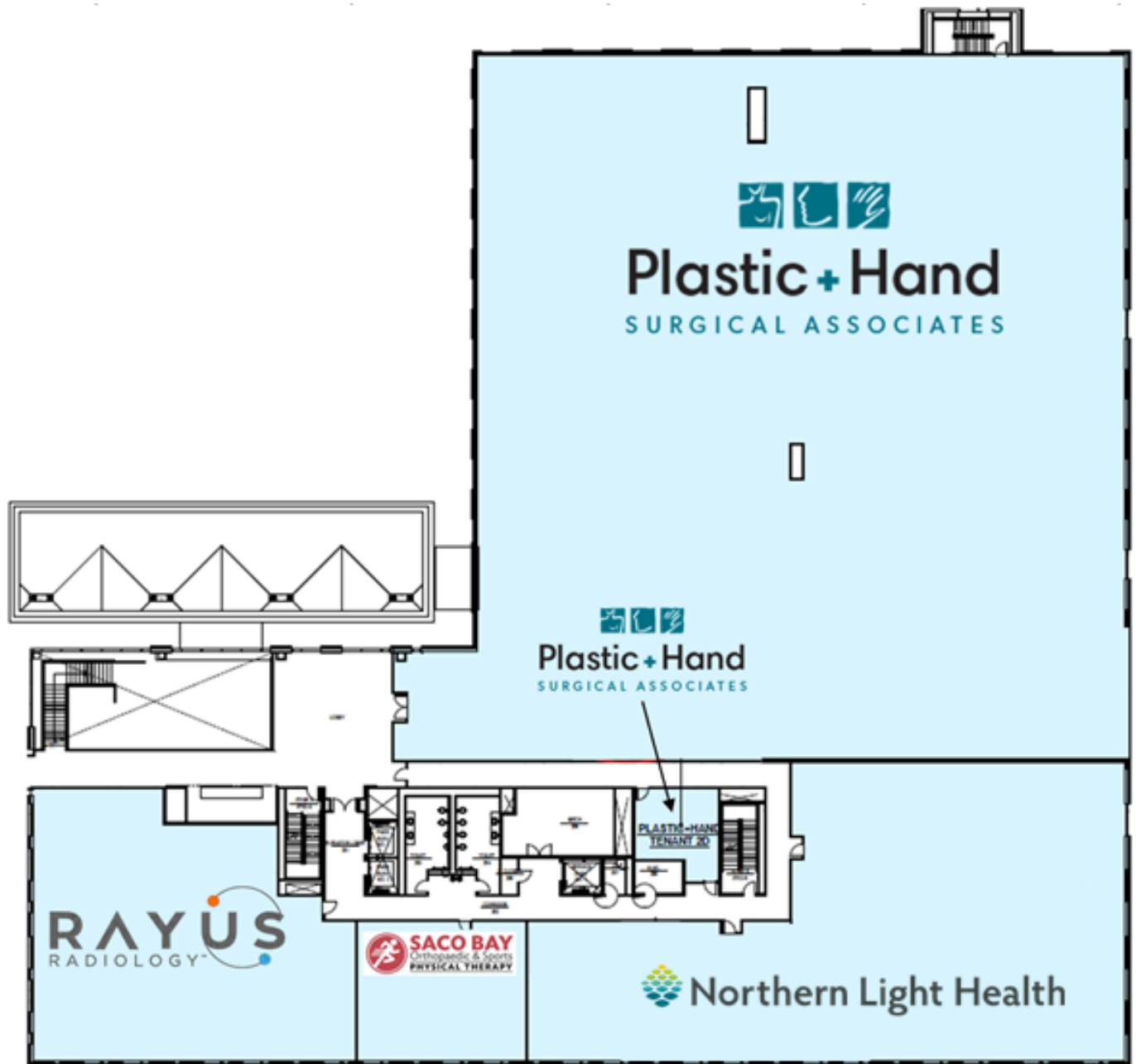
FLOOR PLAN - 1ST FLOOR

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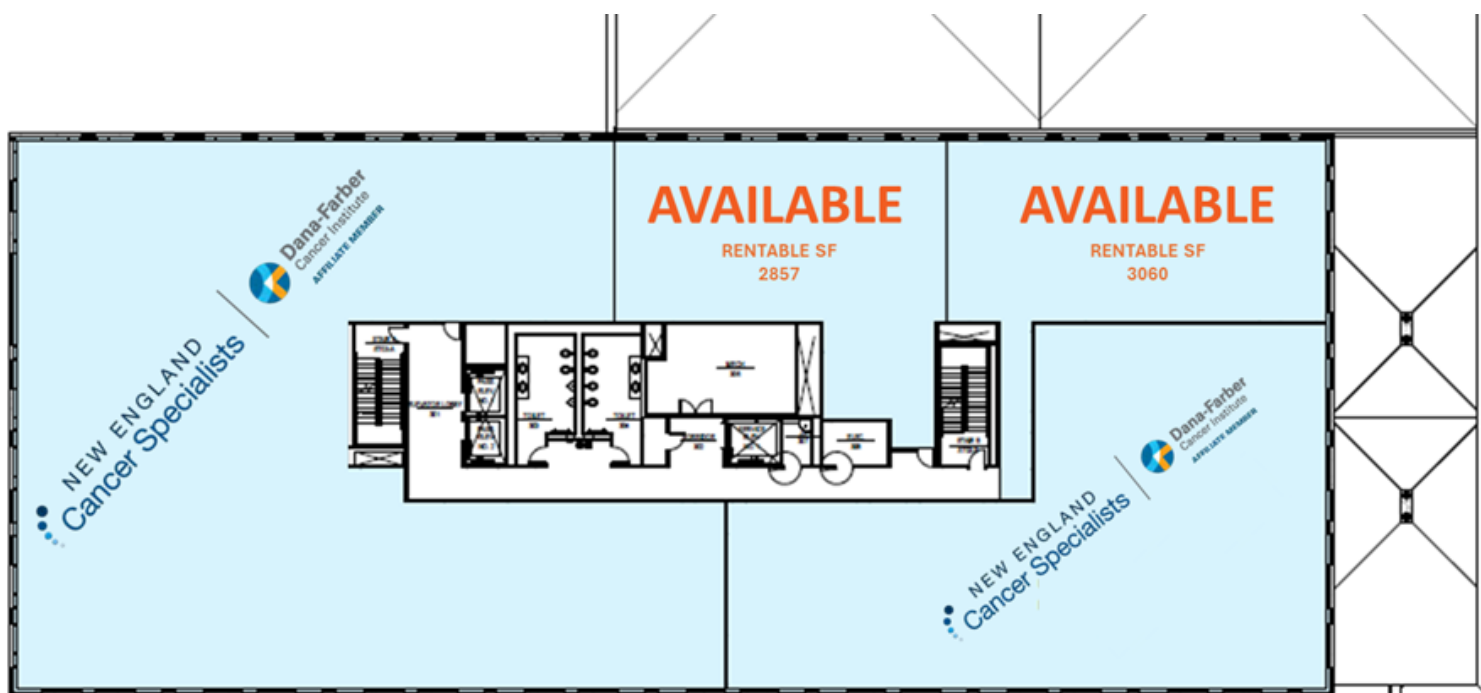
FLOOR PLAN - 2ND FLOOR

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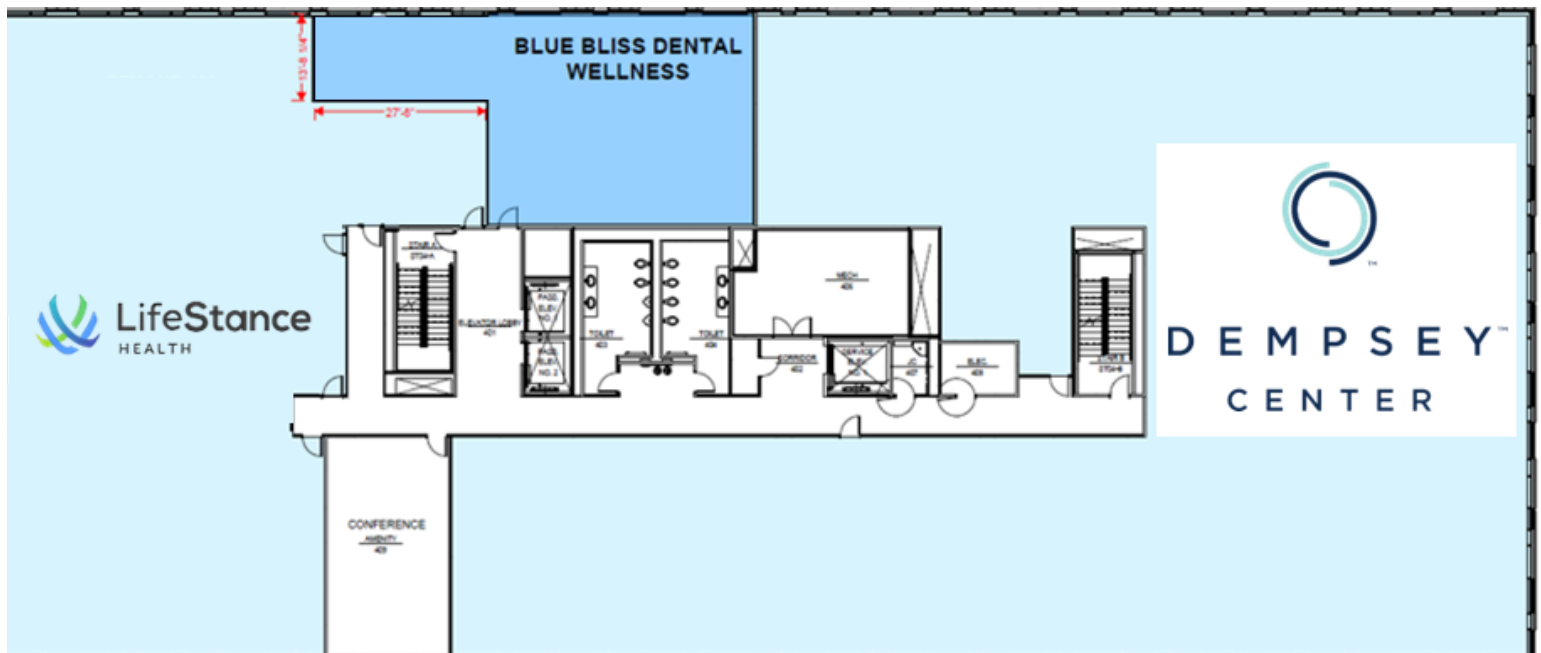
FLOOR PLAN - 3RD FLOOR

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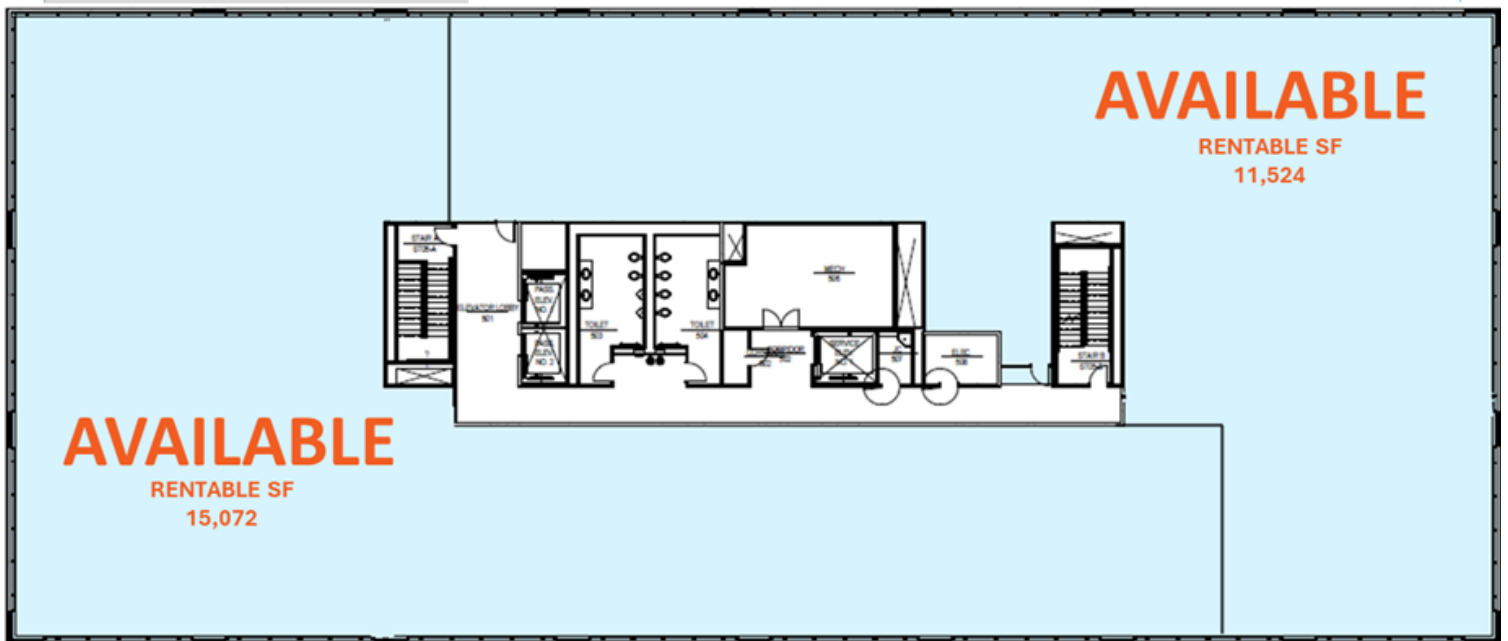
FLOOR PLAN - 4TH FLOOR

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FLOOR PLAN - 5TH FLOOR

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STACKING PLAN

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TENANT 510 - 21,681 SF (USABLE) 25,700 SF (RENTABLE)					
AMENITY CONF ROOM	LIFESTANCE TENANT 430 (USABLE; 7,342 SF (RENTABLE)	6,144 SF	BLUE BLISS DENTAL WELLNESS TENANT 420 -1,876 SF (USABLE) 2,251 SF (RENTABLE)	DEMPSEY TENANT 410 - 12777 SF (USABLE) 15,198 SF (RENTABLE)	
NECS - TENANT 320 - 10,628 SF (USABLE) 13,152 SF (RENTABLE)				NECS TENANT 310 - 5,741 SF (USABLE) 7,105 SF (RENTABLE)	TENANT 330 -4,951 SF (USABLE) 5,917 SF (RENTABLE)
RAYUS - TENANT 230 4737 SF (USABLE) 5,661 SF (RENTABLE)	SACO BAY - TENANT 220 1,499 SF (USABLE) 1,767 SF (RENTABLE)	NLH/Mercy Hospital - TENANT 240 8,709 SF (USABLE) 10,408 SF (RENTABLE)	PLASTIC & HAND - TENANT 210 - 29,100 SF (USABLE) 34,776 SF (RENTABLE)		
RAYUS - TENANT 130 : 6650 SF (USABLE) 7,940 SF (RENTABLE)		NECS - TENANT 120 - 35,420 SF (USABLE) 39,116 SF (RENTABLE)			CAFÉ - TENANT 140 500 SF (USABLE) 598 SF (RENTABLE)



HEALTH SERVICES BUILDING

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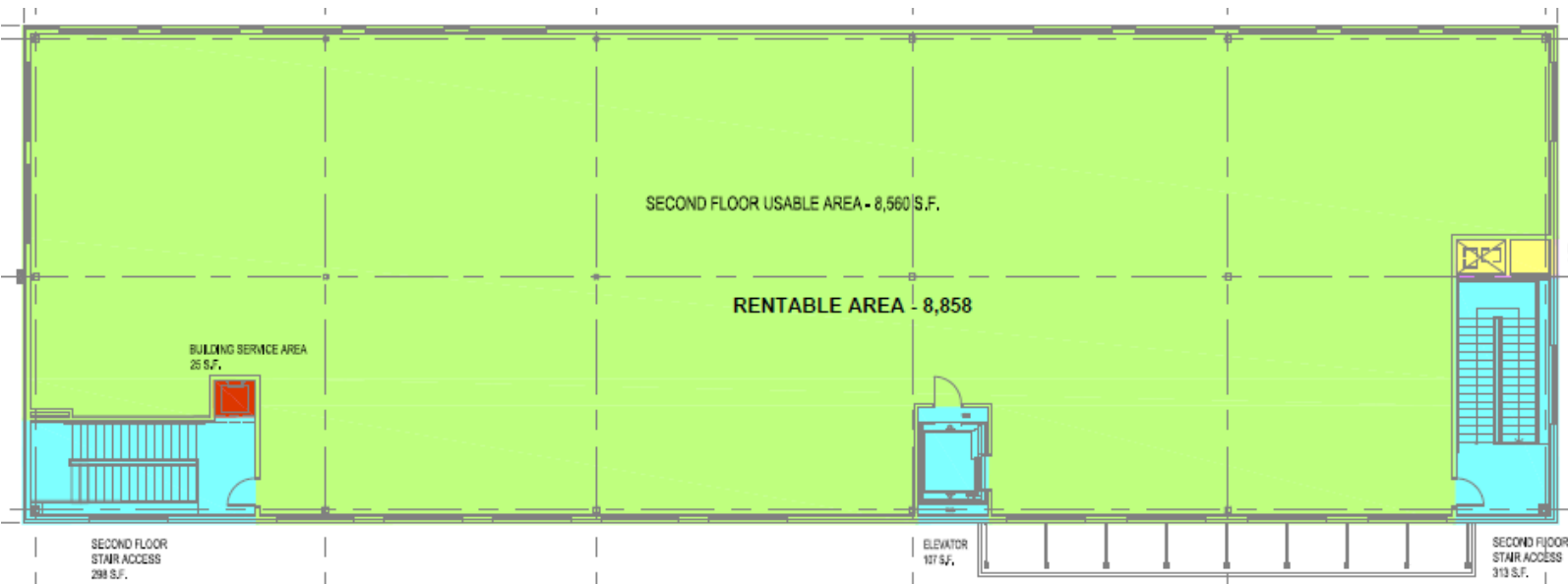
20,000± SF Outparcel

The Health Services building has 10,000± SF available on the second floor. Contact Mark Malone for more information about the Health Services building on the Rock Row Campus.



HEALTH SERVICES BUILDING SECOND FLOOR PLAN

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2nd Floor Plan

The first floor is leased by New England Cancer Specialists Radiology Oncology.



LOCATION MAP

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NEARBY

STAY



DINE



SHOP



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