



FOR LEASE

4 & 7 DANA STREET, WESTBROOK, ME 04092

The Boulos Company is pleased to present a new construction retail space on the ground floor of the new 110 unit, market-rate apartment development in downtown Westbrook. The space will have direct access to the River Walk, a 1.2± mile boardwalk which extends from Cumberland Street, down the south side of the river and ends at this new development. Tenants will have outdoor seating and dining options directly on the River Walk and facing the Dana Warp Mill. Construction is underway, with delivery of the space slated for Q2 2027.



FOR LEASE | PRIME “RIVER WALK” RETAIL SPACE

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PROPERTY DETAILS

OWNER OF RECORD	Quaker Lane Associates, LLC	# OF STORIES	Six (6)
BOOK/PAGE	33062/39	UTILITIES	Municipal water & sewer
ASSESSOR'S REFERENCE	Map 32, Lots 107 & 109	HVAC	Natural gas & electric
BUILDING SIZE	TBD	ACCESS	Space in rear reserved for dumpster & deliveries
AVAILABLE SPACE	1,250 - 5,085± SF (first floor)	PARKING	Westbrook Free Parking Garage
ZONING	City Center District (CCD) General Development Shoreland Overlay	AREA AMENITIES	Portland Pie Company, Mast Landing Brewing Company, Convenient MD, Sullivan Tire & Auto, Vertical Harvest Farms, Ace Hardware
BUILDING STATUS	Under construction	LEASE TYPE	NNN
COMPLETION DATE	Q2 2027	LEASE RATE	See broker for details

LOOKING TOWARD THE RIVER

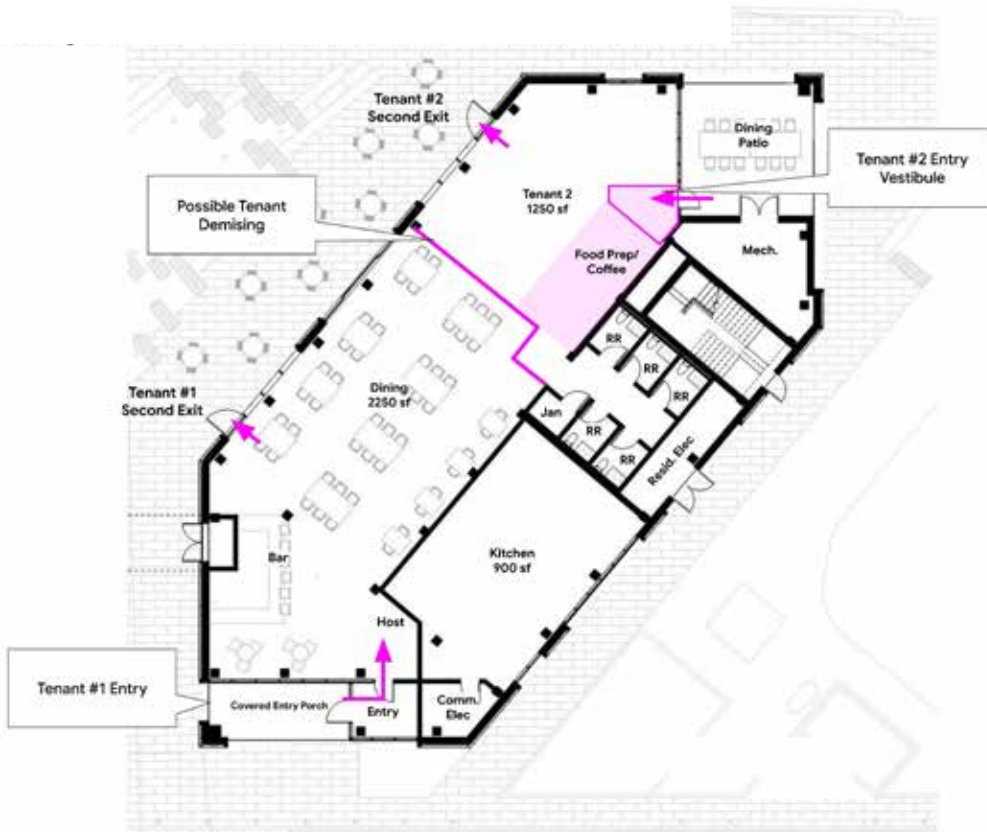
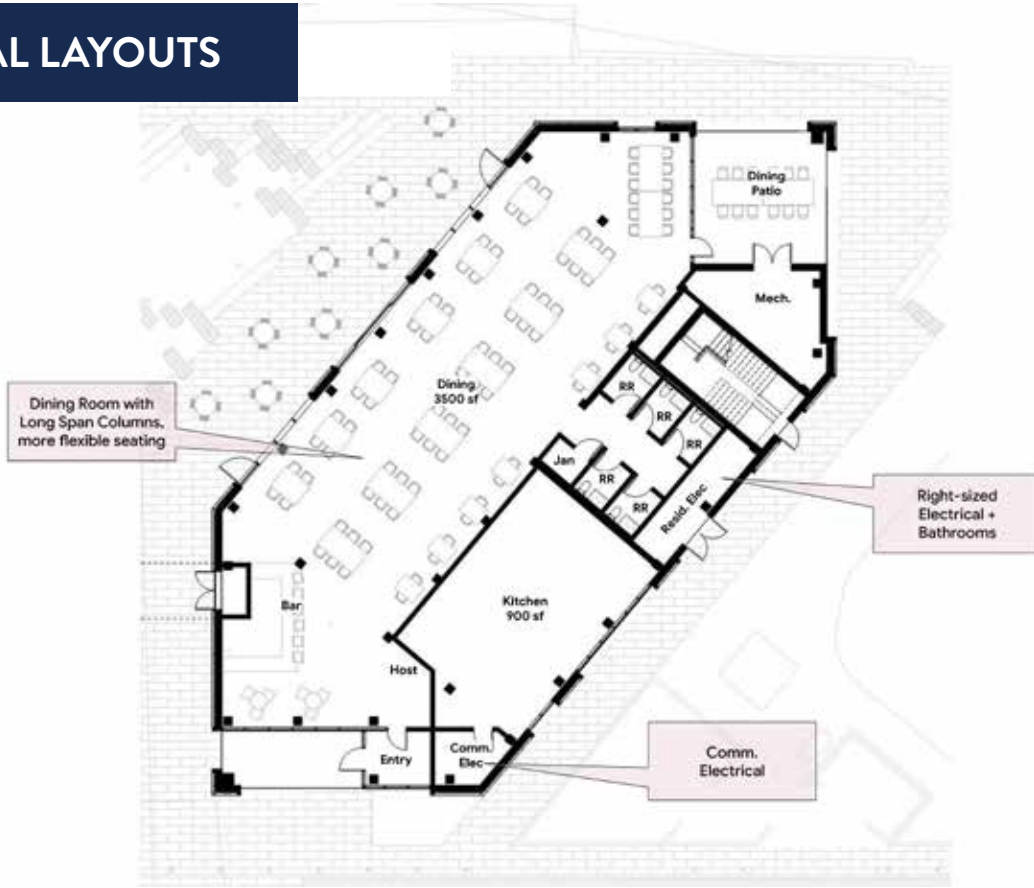


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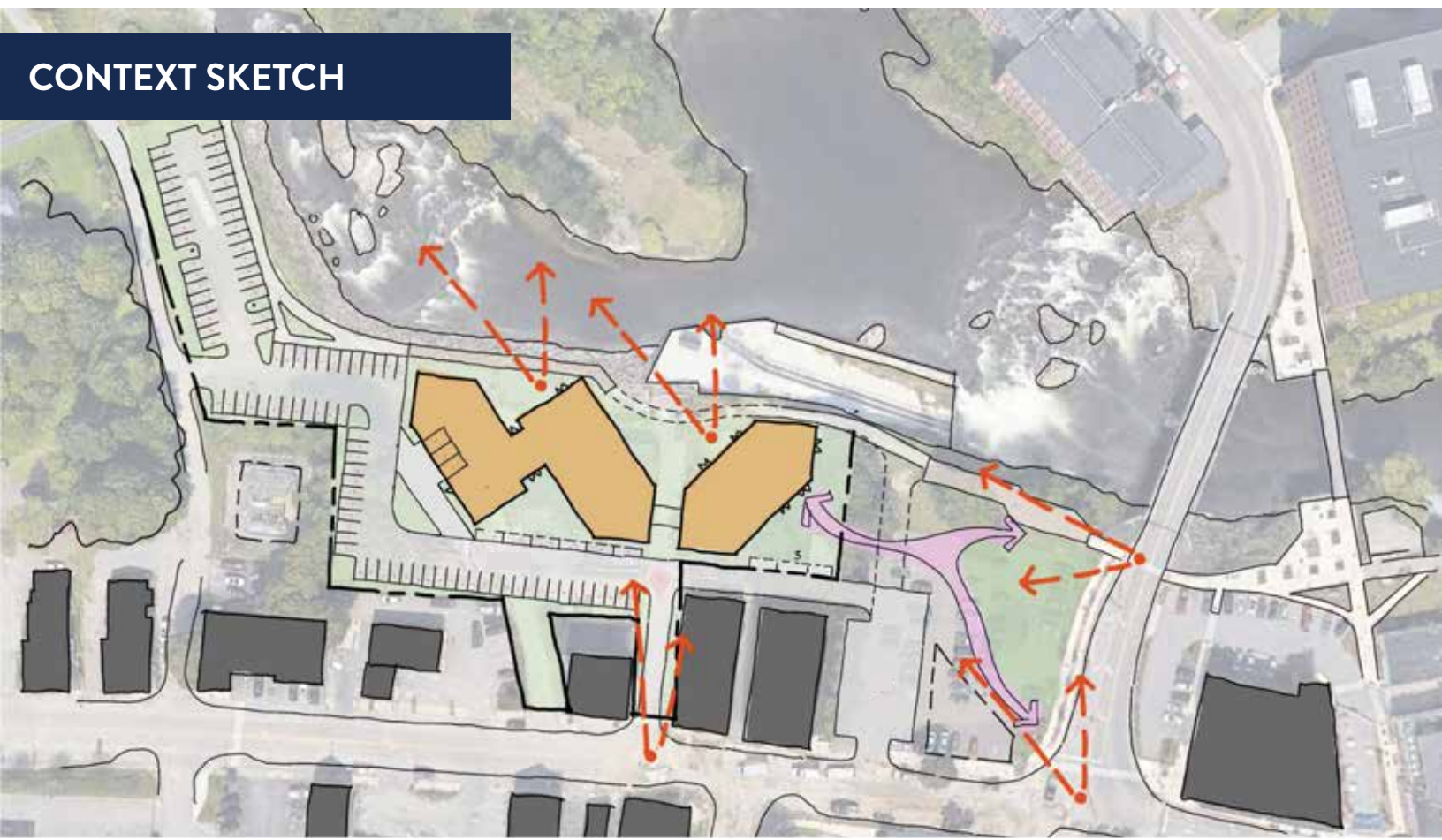
CONCEPTUAL LAYOUTS



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CONTEXT SKETCH



LOCATION



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BOARDWALK VIEW



RETAIL ENTRANCE (RIGHT SIDE)



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COMMERCIAL PLAZA



PARK VIEW



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RIVER COURT ELEVATION



VIEW FROM ACROSS THE RIVER



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