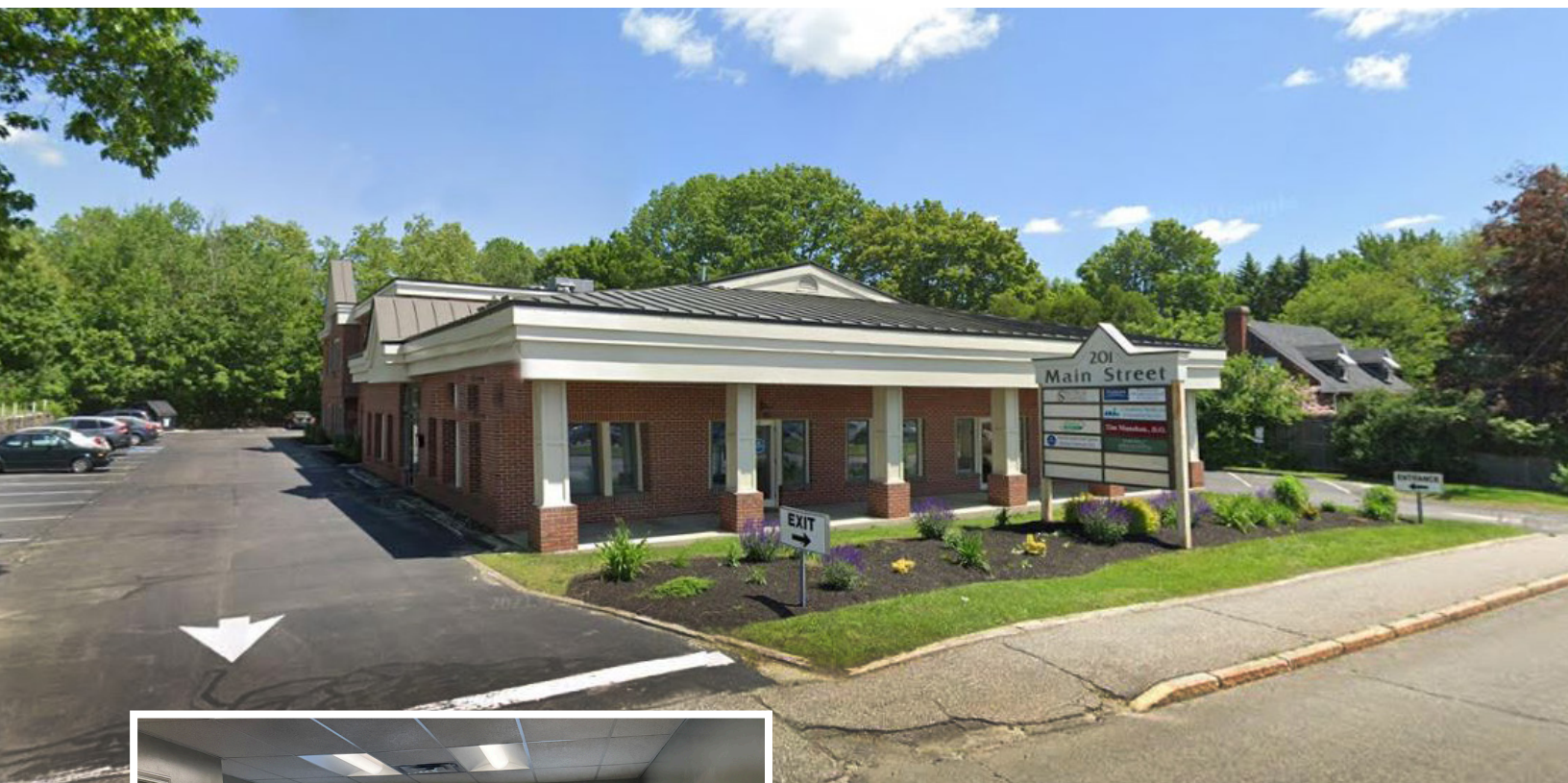


FOR LEASE • OFFICE

201 Main Street • Westbrook, ME

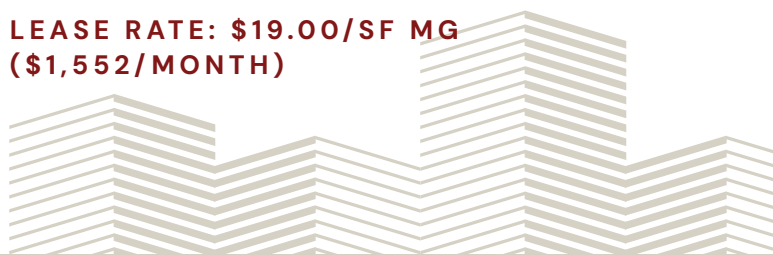


John Doyon, CCIM
O 207.772.8399
C 207.450.8003
John@malonecb.com

980± SF OFFICE SPACE - Suite A

- Recently updated, contemporary style first floor office space with new carpeting, ceiling tiles and light fixtures
- Layout consists of reception, open staff area, and two private offices
- This 13,500± SF office center is home to a diverse variety of professional services; medical, accounting, counseling
- Convenient location near McDonald's and across from Lee Chrysler/Jeep
- Free on-site parking; a 4:1± ratio

**LEASE RATE: \$19.00/SF MG
(\$1,552/MONTH)**



PROPERTY SUMMARY

201 Main Street • Westbrook, ME



Site

OWNER:	Pride Properties Inc
DEED:	Book 35015 Page 226
ASSESSOR:	Map 42 Block A Lot 2
PARKING:	50± spaces; 4:1 ratio
FRONTAGE:	100'±
ZONING:	C1
SIGNAGE:	Pylon at curbside

Building

BUILDING SIZE:	13,554± SF
CONFIGURATION:	2 offices - 12'x12'± and 14'x21'± 1 reception area
YEAR BUILT:	1974, renovations in 2026
CONSTRUCTION:	Masonry
ROOF:	Shingles and metal mux
SIDING:	Brick veneer
FOUNDATION:	Slab
FLOORING:	Carpet
CEILING HEIGHT:	8'± 2x2 ceiling tiles
ELECTRICITY:	100 amps
LIGHTING:	New energy efficient lighting
HVAC:	Natural gas/electric Tenant responsibility
UTILITIES:	Municipal water and sewer
RESTROOM:	Shared in common
LIFE SAFETY:	Central station smoke/heat alarm



PHOTOS

201 Main Street • Westbrook, ME



LOCATION MAP

201 Main Street • Westbrook, ME



NEARBY

STAY

RAMADA BY WYNDHAM **FIRESIDE INN & SUITES**

DINE

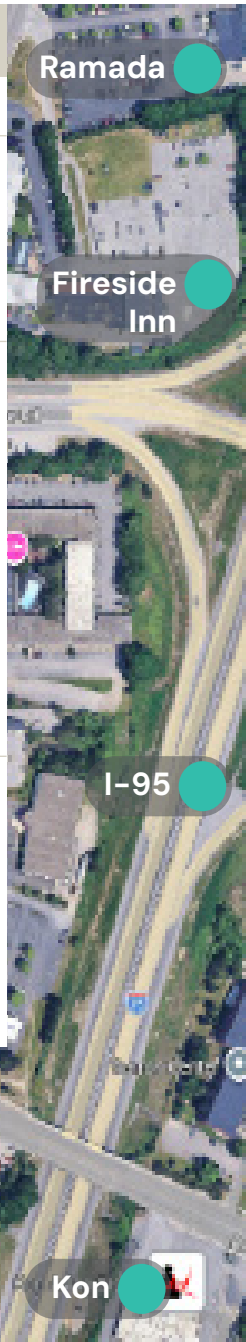
COW BELL **Chick-fil-A**

McDonald's **KON**

SHOP

MARKET BASKET **ROCK ROW**
PORTLAND - WESTBROOK, ME

REI COOP **LEE AUTO MALLS**



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