FOR LEASE • OFFICE SPACE

201 Main Street • Westbrook, ME

MALONE
COMMERCIAL BROKERS





797± SF OFFICE SPACE – Suite C

- Recently updated, contemporary style first floor office space with new carpeting, light fixtures and doors
- 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: $22.00/SF MG ($1,462/MONTH)



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

PROPERTY SUMMARY

201 Main Street • Westbrook, ME

MALONE
COMMERCIAL BROKERS

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 1 reception area
YEAR BUILT:	1974, renovations in 2025
CONSTRUCTION:	Masonry
ROOF:	Shingles and metal mix
SIDING:	Brick veneer
FOUNDATION:	Slab
FLOORING:	Carpet
CEILING HEIGHT:	8'± 2'x2' ± ceiling tile
ELECTRICITY:	100 amps
LIGHTING:	LED
HVAC:	Natural gas/electric Tenant responsibility
UTILITIES:	Municipal water and sewer
RESTROOM:	Shared in common



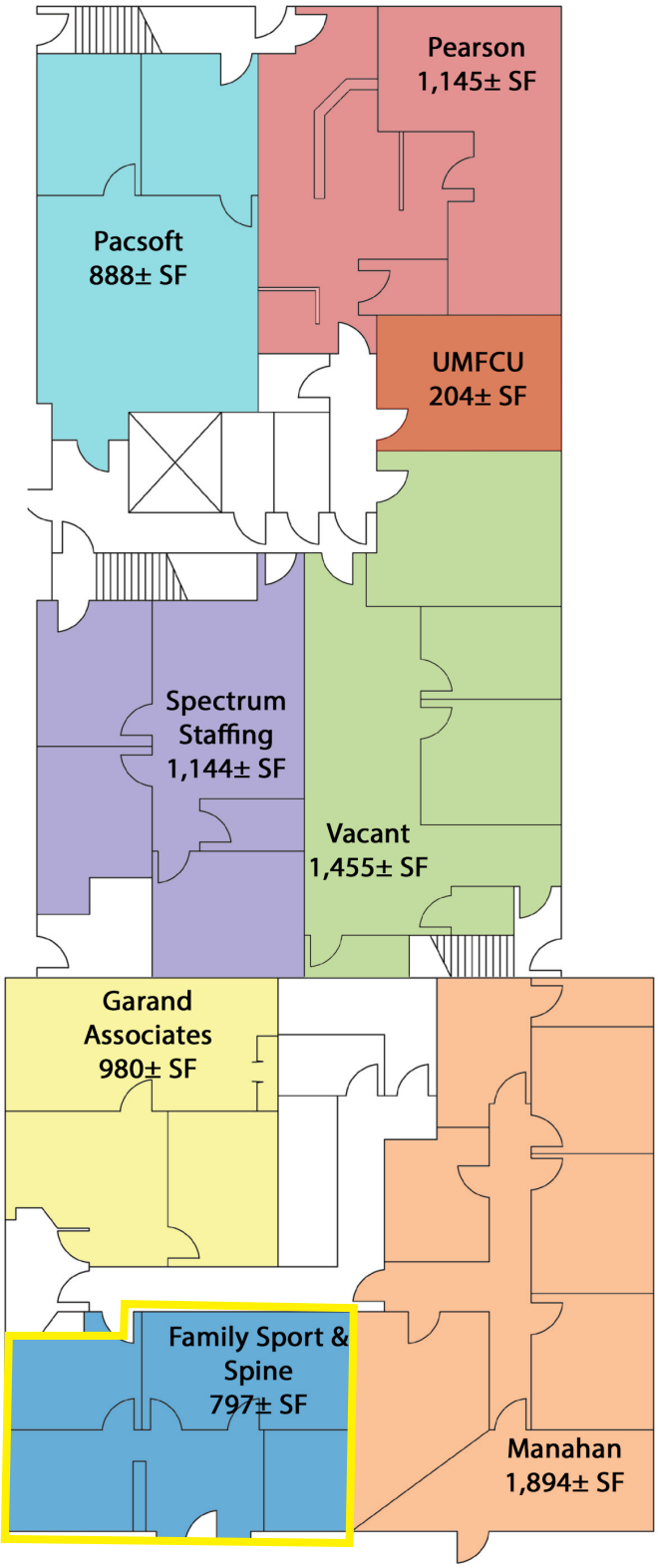




FLOOR PLAN

201 Main Street • Westbrook, ME

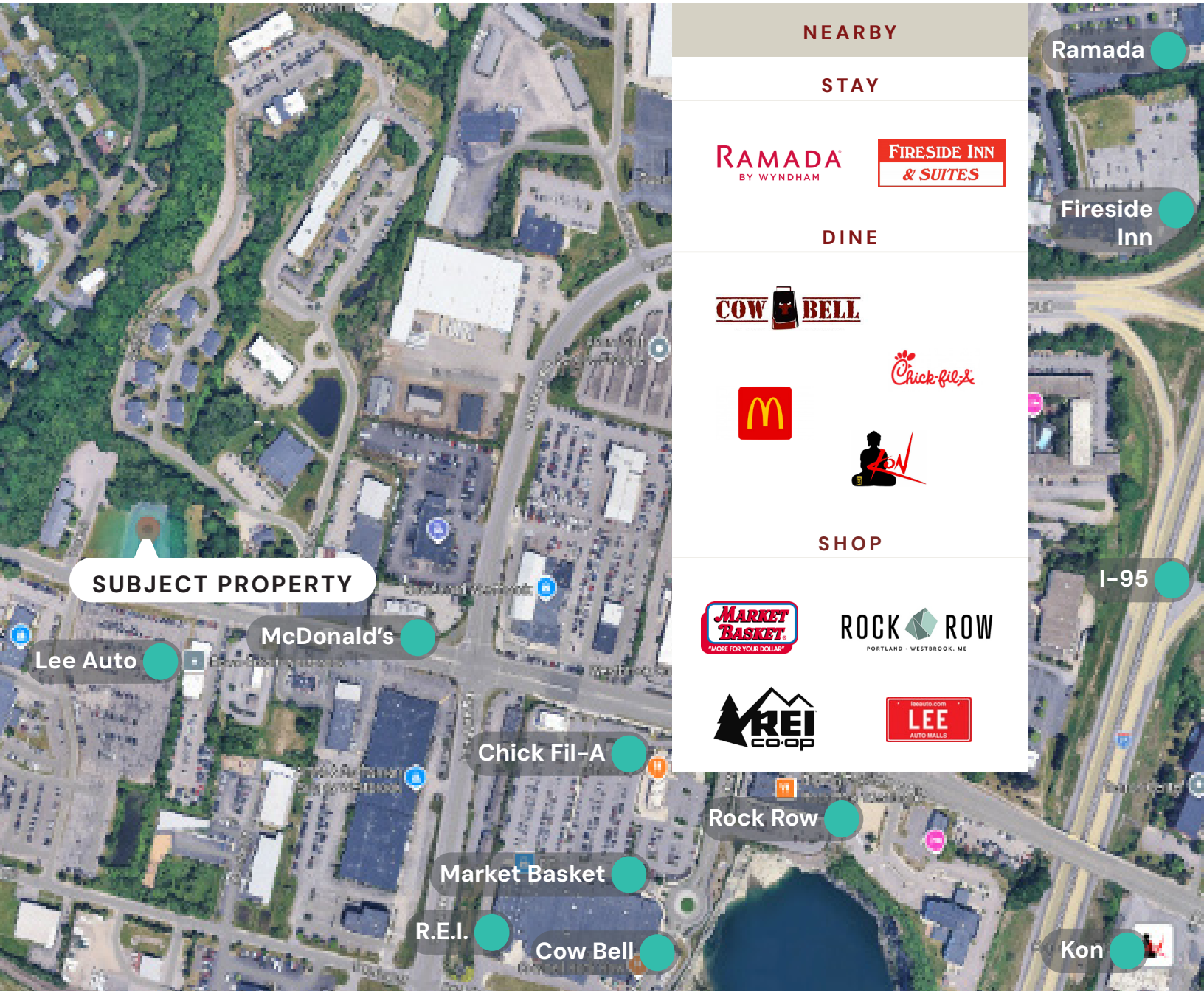
MALONE
COMMERCIAL BROKERS



LOCATION MAP

201 Main Street • Westbrook, ME

MALONE
COMMERCIAL BROKERS



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.