

# FOR LEASE • OFFICE

201 Main Street • Westbrook, ME



## 1,455± SF OFFICE SUITE - Unit 3

- Recently updated, contemporary style first floor office space with newer carpeting
- Layout consists of reception, open staff area, three private offices and one store room
- 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: \$18.00/SF MG**  
**(\$2,183/MONTH)**

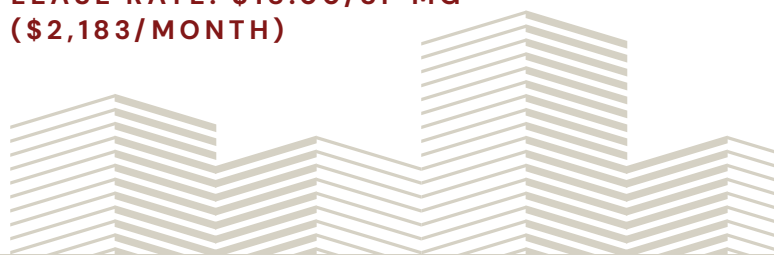


**John Doyon, CCIM**

O 207.772.8399

C 207.450.8003

John@malonecb.com



# 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
YEAR BUILT:	1974, renovations in 2026 A new kitchenette may be added
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



# SITE PLAN

201 Main Street • Westbrook, ME



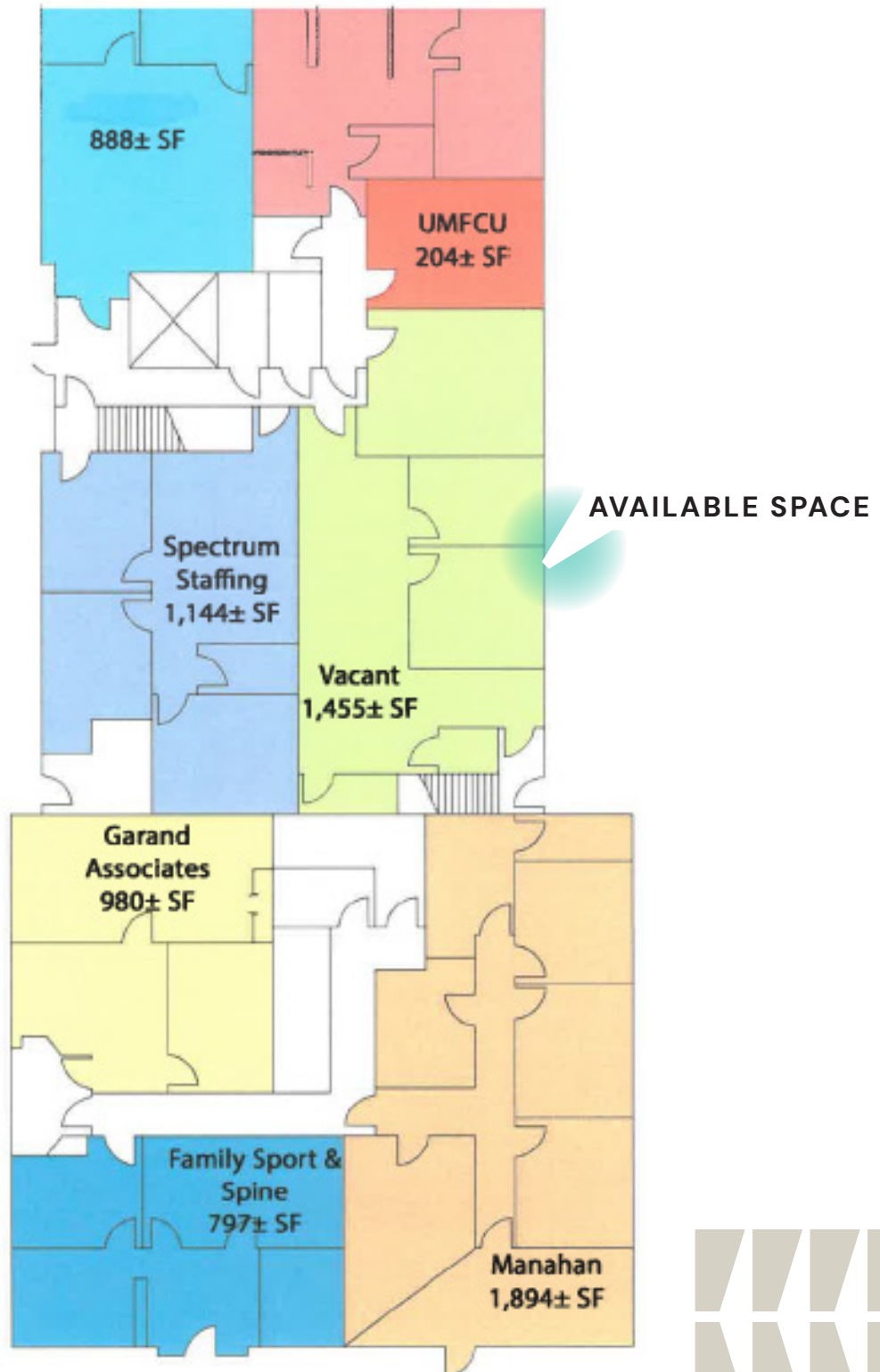
## Unit 3 Configuration

1,455± SF office suite

Three offices

Open work area

Storeroom



# LOCATION MAP

201 Main Street • Westbrook, ME



**NEARBY**

**STAY**

**RAMADA** BY WYNDHAM      **FIRESIDE INN & SUITES**

**DINE**

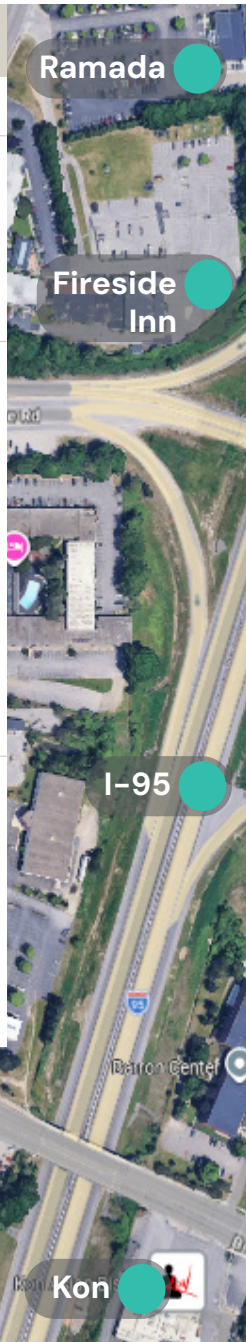
**COW BELL**      **Chick-fil-A**

**McDonald's**

**SHOP**

**MARKET BASKET**      **ROCK ROW**  
"MORE FOR YOUR DOLLAR"      PORTLAND - WESTBROOK, ME

**REI COOP**      **LEE AUTO MALLS**



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.