

# FOR LEASE



## 101 WESTERN AVE, HAMPDEN, ME

**PROPERTY DESCRIPTION** Class A office space with abundance of natural light and flexible layout. Conveniently located just off Route 202 in the heart of Hampden's business corridor, with easy access for clients/customers and ample on-site parking.

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**SPACE AVAILABLE** 2,100 - 2,900 +/- sf

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**BUILDING SIZE** 20,247 +/- sf

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**BUILDING AMMENITIES** Tenants can enjoy shared access to on-site gym, locker rooms, showers and saunas at no additional cost.

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**EXISTING TENANTS** Maine Savings FCU, CUSO Mortgage

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**RESTROOMS** Men's and Women's located in common area

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**ZONING** Business B District (BB)

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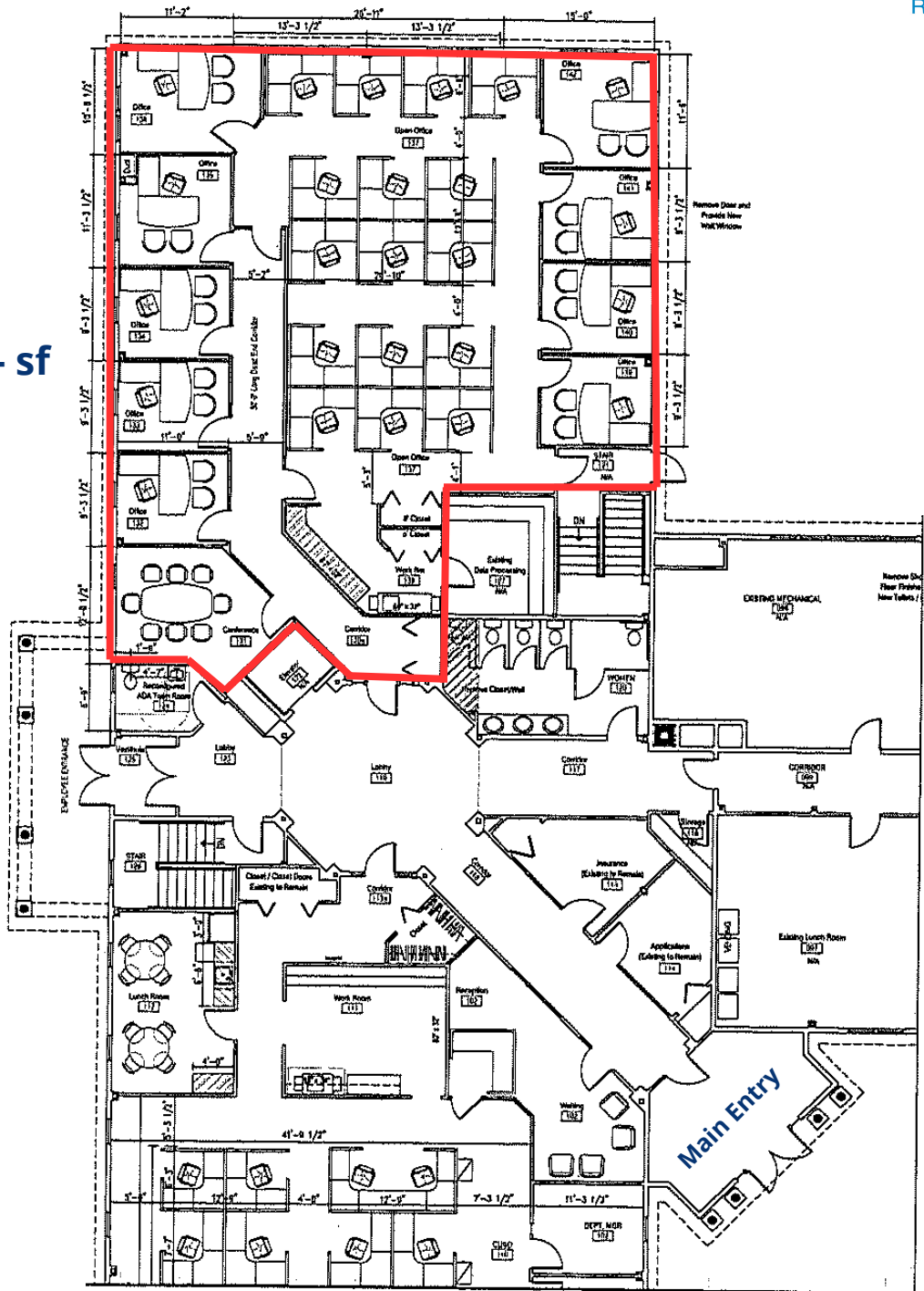
**LEASE PRICE** \$15.50/sf plus electric

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Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that she/he is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that she/he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

# SPACE AVAILABLE


2,900 +/- sf



FOR FURTHER INFO, CONTACT: MOLLY BRIGGS

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