



865 SPRING STREET IN WESTBROOK

offers a first floor space perfectly suited for the user seeking an office space with a flexible layout in a highly accessible area. Featuring 8 private offices, 1 copier/storage room, ample closet space, and direct entry.

Located minutes away from the Maine Mall area along with the on and off ramps of I-295/I-95, join users such as The Portland Press Herald, Acadia Insurance, AD&W, J.B. Brown & Sons, IDEXX Laboratories, Bailey Sign, NEFCO, and Anthem Blue Cross Shield, in this highly visible location with easy accessibility and plenty of parking.

EASILY ACCESSIBLE OFFICE SPACE | FOR LEASE



STEVE BAUMANN | PRESIDENT & CEO
JACK BAUMANN | DIRECTOR OF LEASING &
ASSOCIATE BROKER

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LOCATED IN HEAVILY TRAVELED AREA OF WESTBROOK

865 SPRING STREET | WESTBROOK | MAINE | 04092

SPECIFICATIONS



LEASE DETAILS



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OWNERSHIP:

The property is owned by 465 Main Street, LLC

PROPERTY FEATURES

YEAR BUILT:	1978
ZONING:	Industrial
UTILITIES:	Public Water, Septic, and Natural Gas
BUILDING SIZE:	39,798+/- sf
ACREAGE:	4.71+/- acres
NO OF STORIES:	Two (2) Stories
SPRINKLER:	Yes
ELEVATOR:	No
HVAC:	Gas Fired Roof Top Units

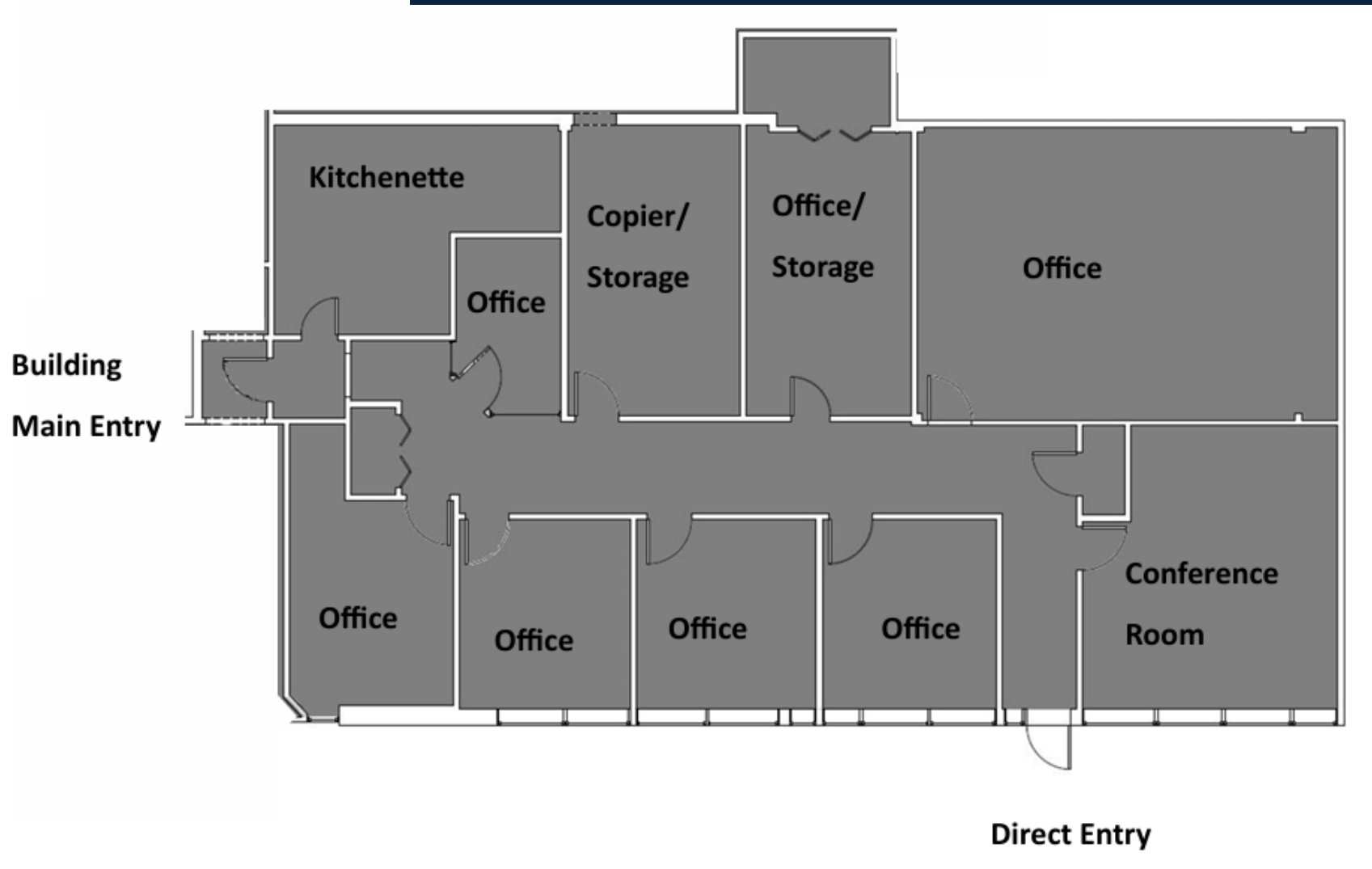
AVAILABLE SPACES AND DETAILS:

LOCATION:	First Floor
SQUARE FOOTAGE:	3,569+/- SF
LEASE RATE:	\$13.00 PSF NNN
NNN:	Estimated at \$ 2.39 PSF
SIGNAGE:	Street Pylon, Sign & Building Mount
PARKING:	Ample On Site Parking

FLOOR PLAN SHOWN ON NEXT PAGE

FLOOR PLAN

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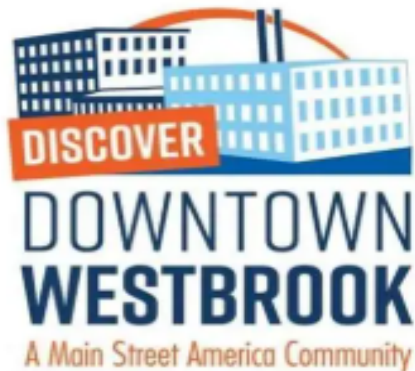
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AMENITIES



RENOVATED MILL BUILDING IN DOWNTOWN WESTBROOK

DEMOGRAPHICS



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PROPERTY AMENITIES

The property offers a flexible layout to cater to a diverse array of office users, allowing any business to find the perfect fit for their needs. The property offers ample on site parking and building façade, street pylon and interior lobby and entrance door signage. It is strategically located one building away from intersection of County Road (Route 22) and Spring Street making it easily accessible along one of the area's heaviest traveled routes with close proximity to I-295, I-95, Portland Jetport and Maine Mall area as well as downtown Westbrook and newly developed Rock Row development—offering a vast array of local and national restaurants, shopping, and businesses making it an ideal location for any business seeking a highly recognizable location close to all amenities.

POPULATION:	21,565 (2025)
AVERAGE GROWTH:	6.14% (since 2020)
HOUSEHOLDS:	9,138 (2025)
MEDIAN HOME VALUE:	\$ 449,009 (2025)
MEDIAN INCOME:	\$ 85,038 (Household)
MEDIAN AGE:	37.5 Years
LAND AREA:	17.2+/- Miles

Westbrook is located in Cumberland County and is part of the Greater Portland area including Portland, South Portland, and other communities.



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INTERIOR PHOTOGRAPHS



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COMMON AREA LOBBY AND ENTRANCE IMAGES



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INTERIOR PHOTOGRAPHS

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FIRST FLOOR 3,569+/- SF SPACE IMAGES



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VIRTUAL RENDERINGS

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LOCAL TENANT MIX

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LEASE | SALE CONTACTS

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SALE/LEASING REPRESENTATIVES



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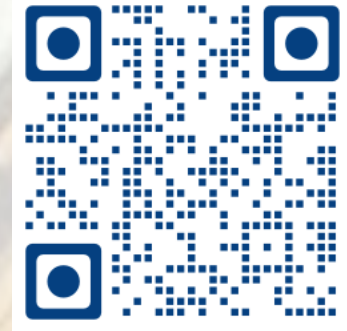
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TO VIEW FROM
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