



202 LARRABEE ROAD IN WESTBROOK

is an exceptional 24,419± SF Class A office building offers flexible leasing options and a compelling opportunity for investors or owner-occupants to acquire a prime asset in one of Maine's fastest-growing commercial corridors.

Strategically located on the Portland/Westbrook line, the property is just seconds from Exit 48 of the Maine Turnpike (I-95) and under five minutes from Rock Row, a major destination for retail, dining, and entertainment. The building features high-end Class A finishes throughout, flexible office layouts, and ample on-site free parking, making it ideal for a wide range of professional users.

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CLASS A OFFICE BUILDING | FOR LEASE | SALE



LOCATED IN HEAVILY TRAVELED AREA OF WESTBROOK

202 LARRABEE ROAD | WESTBROOK | MAINE | 04092

SPECIFICATIONS



LEASE DETAILS



SALE DETAILS

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OWNERSHIP:

The property is owned by 202 Larrabee Road, LLC

PROPERTY FEATURES

YEAR BUILT:	1980 Renovated 2026
ZONING:	GC
UTILITIES:	Natural gas (Forced Air-Duc Heat Central AC
BUILDING SIZE:	24,419+/- sf
ACREAGE:	2.97+/- acres

SUITE:	103 1st & 2nd Floors	SUITE:	105,103, & 106 Combined
SQUARE FOOTAGE:	4,003 +/- SF	SQUARE FOOTAGE:	8,638+/- SF
LEASE RATE:	\$16.00 PSF NNN	LEASE RATE:	\$16.00 PSF NNN
SUITE:	104 1st Floor	SEE ATTACHED FLOOR PLAN FOR LOCATION OF AVAILABLE SPACES	
SQUARE FOOTAGE:	1,000-2,499+/- SF		
LEASE RATE:	\$12.00-\$14.00 PSF NNN		
SUITE:	105 1st Floor	SUITE:	106 2nd Floor
SQUARE FOOTAGE:	2,985+/- SF	SQUARE FOOTAGE:	1,650+/- SF
LEASE RATE:	\$16.00 PSF NNN	LEASE RATE:	\$16.00 PSF NNN

NNN: Estimated at \$6.45|PSF

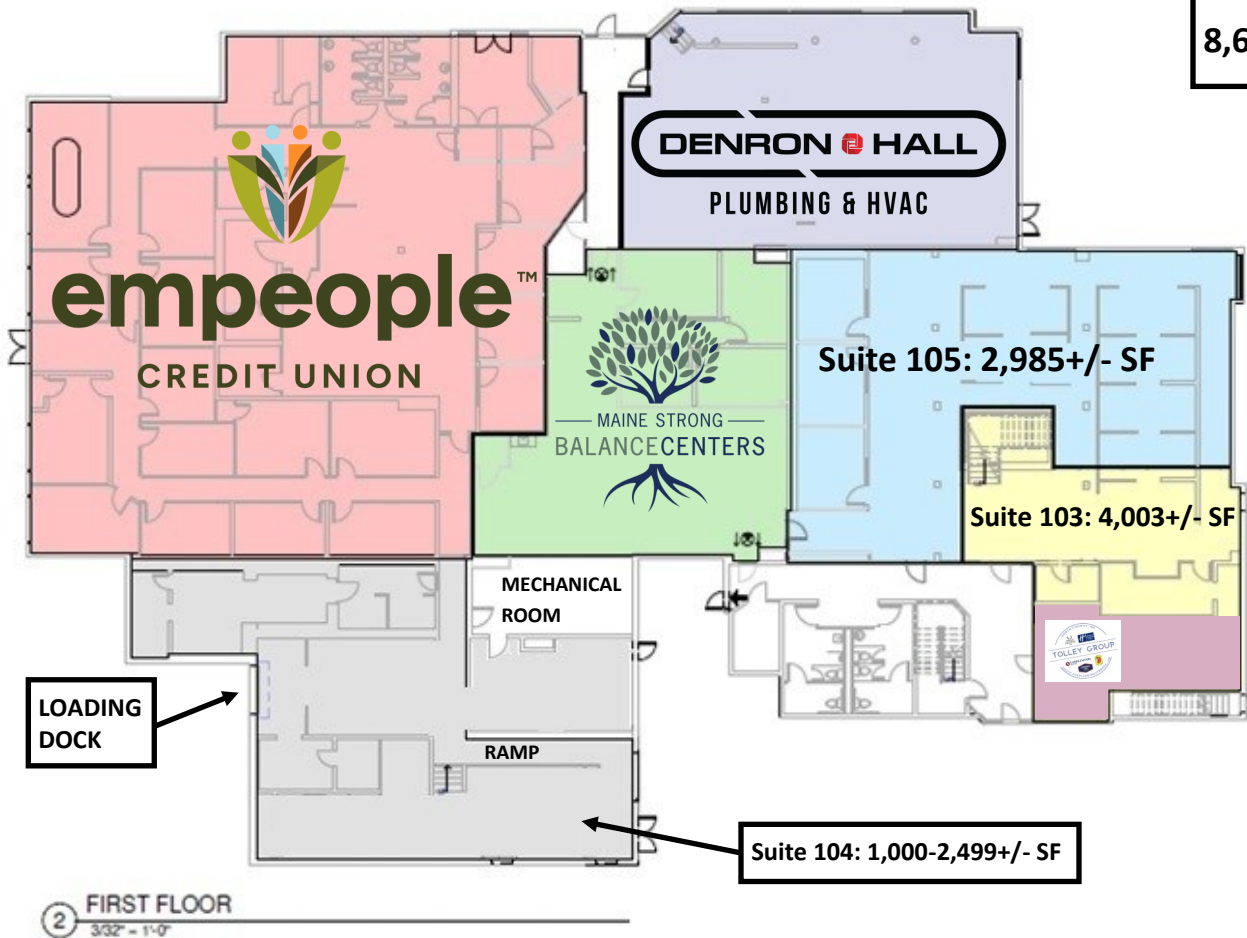
SALE PRICE: \$4,195,000.00 | BOOK/ PAGE: Book 39810 | Page 202



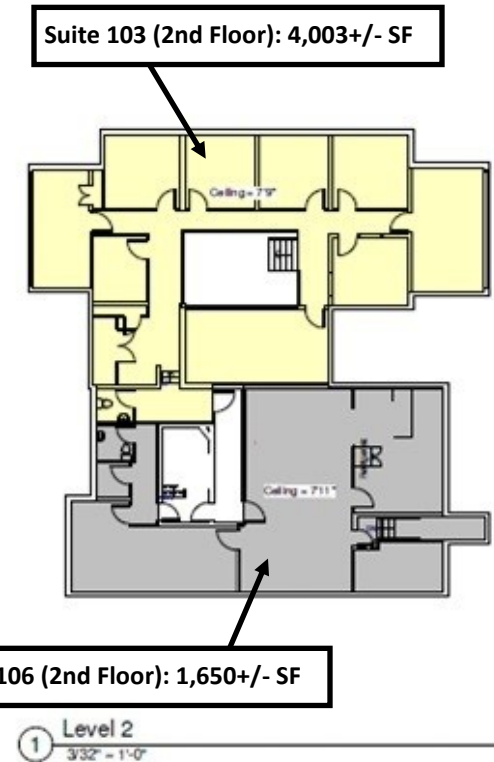
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FLOOR PLAN

LARRABEE ROAD



Suites 105, 103, & 106 Combined:
8,638+/- SF



AMENITIES



DEMOGRAPHICS



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PROPERTY AMENITIES

Anchored by Empeople Credit Union and Maine Strong Balance Center, and surrounded by national retailers and restaurants such as Market Basket, Chick-fil-A, REI, Starbucks, Cowbell, Big Fin Poke, Firehouse Subs, this property offers a strong tenant mix and excellent visibility in a high-traffic, rapidly developing area. Ideally situated just minutes from Exit 48 of I-95 and the vibrant Rock Row Development, this property boasts unmatched accessibility and visibility with an impressive traffic count of 18,300 AADT (2019). The flexible layout options 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 and interior lobby and entrance door signage.

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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EXTERIOR PHOTOGRAPHS

202 LARRABEE ROAD | WESTBROOK | MAINE | 04092



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EXTERIOR RENDERINGS

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*Conceptual Renderings



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INTERIOR PHOTOGRAPHS

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AERIAL PHOTOGRAPH

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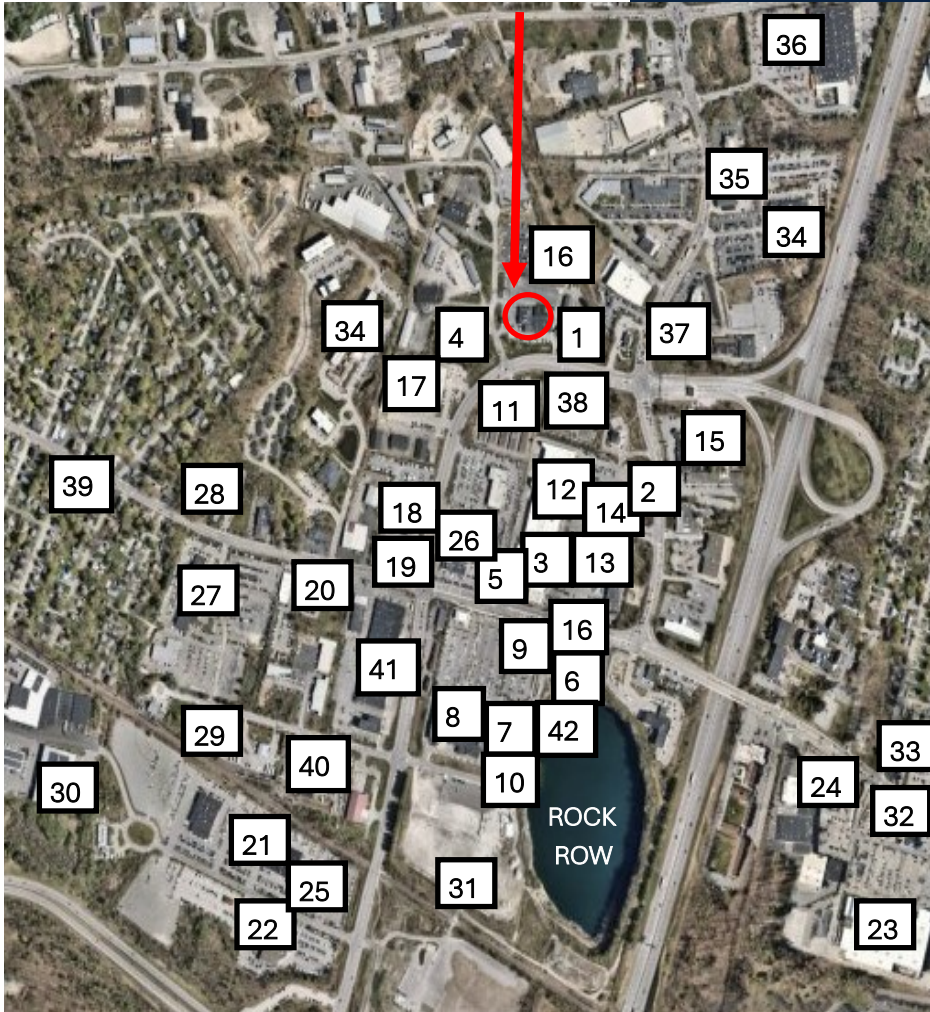
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LOCAL TENANT MIX

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202 LARRABEE ROAD



RESTAURANTS

- 2 Rio Bravo
- 10 Cow Bell
- 24 Kon Asian Bistro
- 32 Applebees
- 37 Stacks Pancake

SHOPPING

- 3 Kohls
- 4 Goodwill
- 7 Market Basket
- 8 REI Sporting Goods
- 23 Lowes
- 36 Home Depot
- 42 The Paper Store

FAST FOOD

- 1 Burger King
- 5 Dunkin Donuts
- 6 Starbucks
- 9 Chic-Fil A
- 13 Panera Bread
- 14 Chipotle
- 15 Big Fin Poke
- 19 McDonalds
- 20 Taco Bell and KFC
- 33 Panda Garden
- 39 Dairy Queen

FINANCE

- 15 Atlantic Federal Credit Union
- 16 Empeople Credit Union
- 35 Evergreen Credit Union

AUTOMOBILE

- 17 NAPA Auto Parts
- 18 Enterprise Rent-A-Car
- 21 Bill Dodge BMW
- 22 Bill Dodge Buick/KiA/Cadillac
- 25 Bill Dodge Infinity
- 26 Rowe Ford
- 27 Lee Dodge Chrysler
- 34 Berlin City Toyota

BUSINESSES

- 11 Acorn Self Storage
- 28 City of Westbrook City Hall
- 30 Aero Heating & Ventilation
- 31 NE Cancer Specialists
- 34 Westbrook Housing Authority
- 38 WG Tech
- 40 Freightliner of Maine
- 41 NAMCO Pools

FITNESS

- 12 The Picklr
- 29 ME Academy of Gymnastics

LEASE | SALE CONTACTS

CLASS A OFFICE BUILDING | FOR LEASE | SALE

SALE/LEASING REPRESENTATIVES



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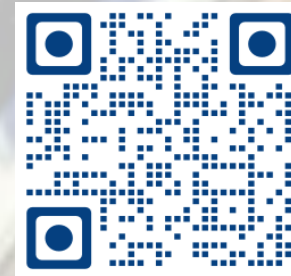
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