

FOR LEASE



PROFESSIONAL OFFICE SPACE

207 LARRABEE ROAD, SUITE 2
WESTBROOK, ME 04092

PROPERTY HIGHLIGHTS

- 7,423± SF of space available for lease in this 32,400± SF professional office building
- Easily accessible, immediately off of Exit 48 of I-95, just 1/2 mile from Rock Row and only 15 minutes from downtown Portland
- Ample, on-site parking in professionally managed, landscaped and maintained lot
- Nearby businesses include Kohl's, Starbucks, McDonalds, Crumbl, Chick-fil-a, NAPA Auto Parts and many more
- Lease Rate: \$16.00/SF NNN





PROPERTY HIGHLIGHTS

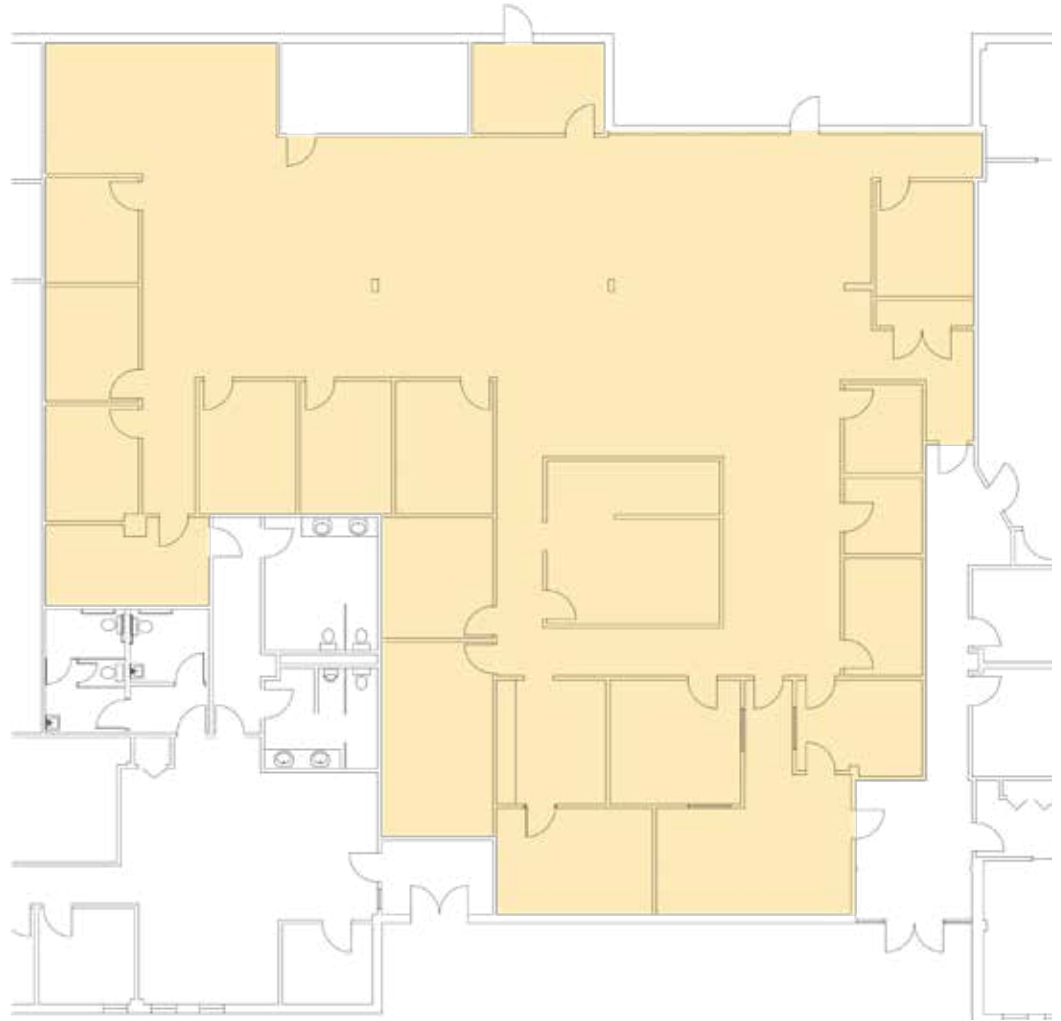
OWNER	Hanover Realty
DEED REFERENCE	Book 18918, Page 0015
ASSESSOR'S REFERENCE	Map 42, Block A, Lot 10A
LOT SIZE	3.14± AC
ZONING	GC - Gateway Commercial
BUILDING SIZE	32,400± SF
AVAILABLE SPACE	Suite 2: 7,423± SF
DATE AVAILABLE	9/1/2026
INTERIOR OFFICE SPECS	Flexible layout offers a combination of open space and private offices
YEAR BUILT	1985
HVAC	Natural gas fired boiler, closed loop system with cooling tower and heat pumps
SPRINKLER	Wet system
UTILITIES	Municipal water & sewer
RESTROOMS	Access to shared men's and women's restrooms
PARKING	150 on-site parking spaces
BUILDING TENANTS	The Thomas Agency, Honeywell, Casella and more
NNN EXPENSES	\$6.48
LEASE RATE	\$16.00/SF NNN



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FLOOR PLAN



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