THE BOULOS COMPANY



FOR **LEASE**

4 & 7 DANA STREET, WESTBROOK, ME 04092



The Boulos Company is pleased to present a new construction retail space on the ground floor of the new 110 unit, market-rate apartment development in downtown Westbrook. The space will have direct access to the River Walk, a 1.2± mile boardwalk which extends from Cumberland Street, down the south side of the river and ends at this new development. Tenants will have outdoor seating and dining options directly on the River Walk and facing the Dana Warp Mill. Construction is underway, with delivery of the space slated for Q3 2028.



ONE PORTLAND SQUARE, SUITE 400, PORTLAND, ME 04101 207.772.1333 BOULOS.COM

FOR LEASE | PRIME "RIVER WALK" RETAIL SPACE

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PROPERTY DETAILS

OWNER OF RECORD	Quaker Lane Associates, LLC	**# OF STORIES**	Six (6)
BOOK/PAGE	33062/39	**UTILITIES**	Municipal water & sewer
ASSESSOR'S REFERENCE	Map 32, Lots 107 & 109	**HVAC**	Natural gas & electric
BUILDING SIZE	TBD	**ACCESS**	Space in rear reserved for dumpster & deliveries
AVAILABLE SPACE	1,250 - 5,085± SF (first floor)	**PARKING**	Westbrook Free Parking Garage
ZONING	City Center District (CCD) General Development Shoreland Overlay	**AREA AMENITIES**	Portland Pie Company, Mast Landing Brewing Company, Convenient MD, Sullivan Tire & Auto, Vertical Harvest Farms, Ace Hardware
BUILDING STATUS	Under construction	**LEASE TYPE**	NNN
COMPLETION DATE	Q3 2028	**LEASE RATE**	See broker for details

LOOKING TOWARD THE RIVER

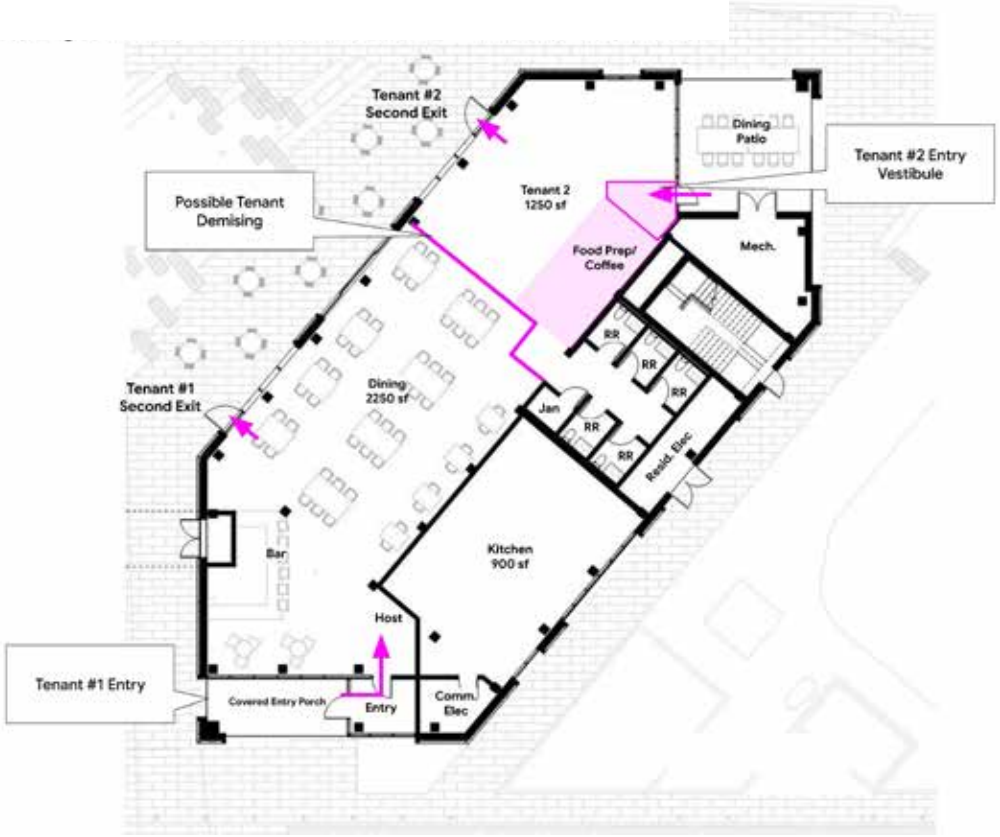


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CONCEPTUAL LAYOUTS

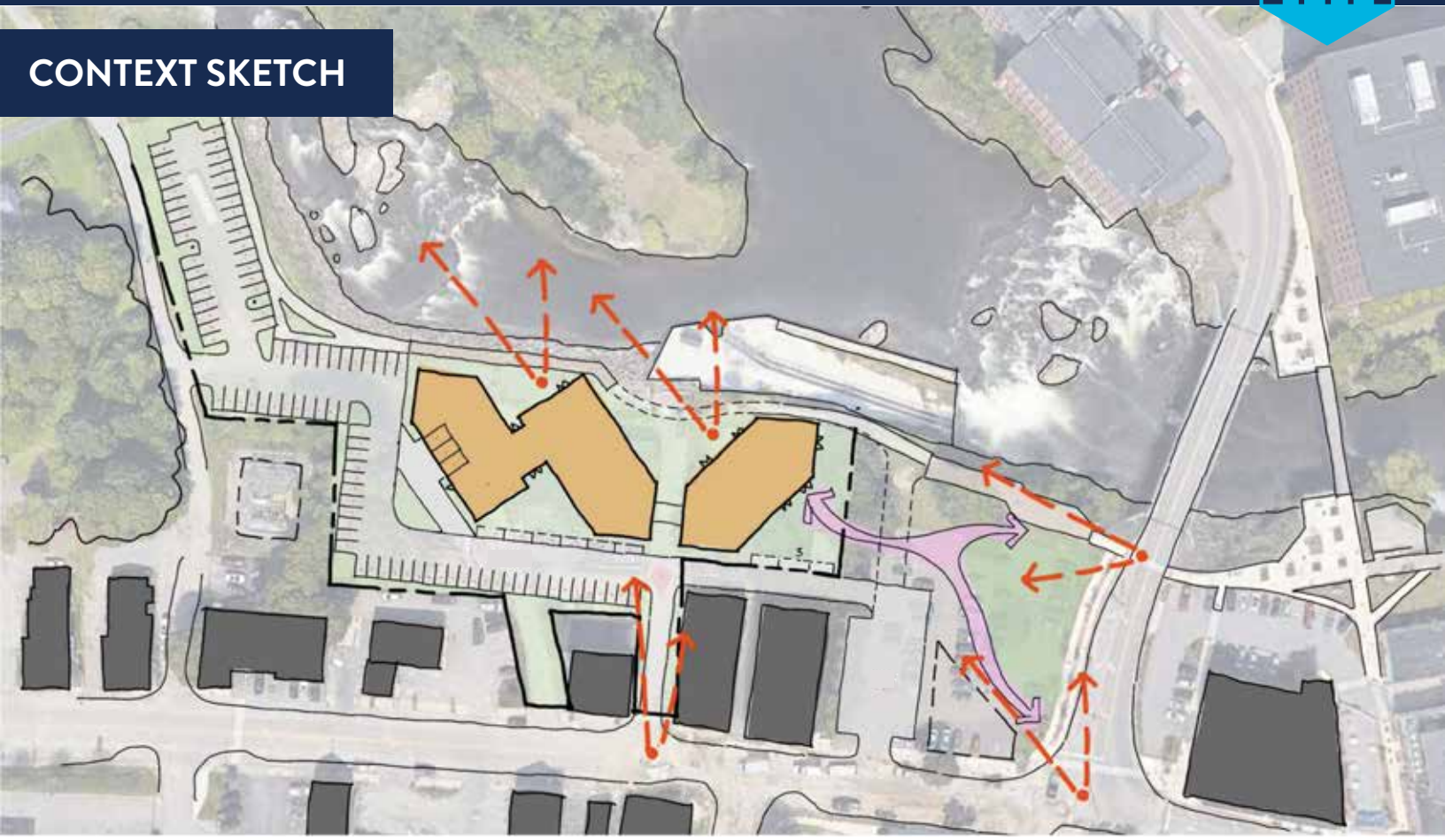




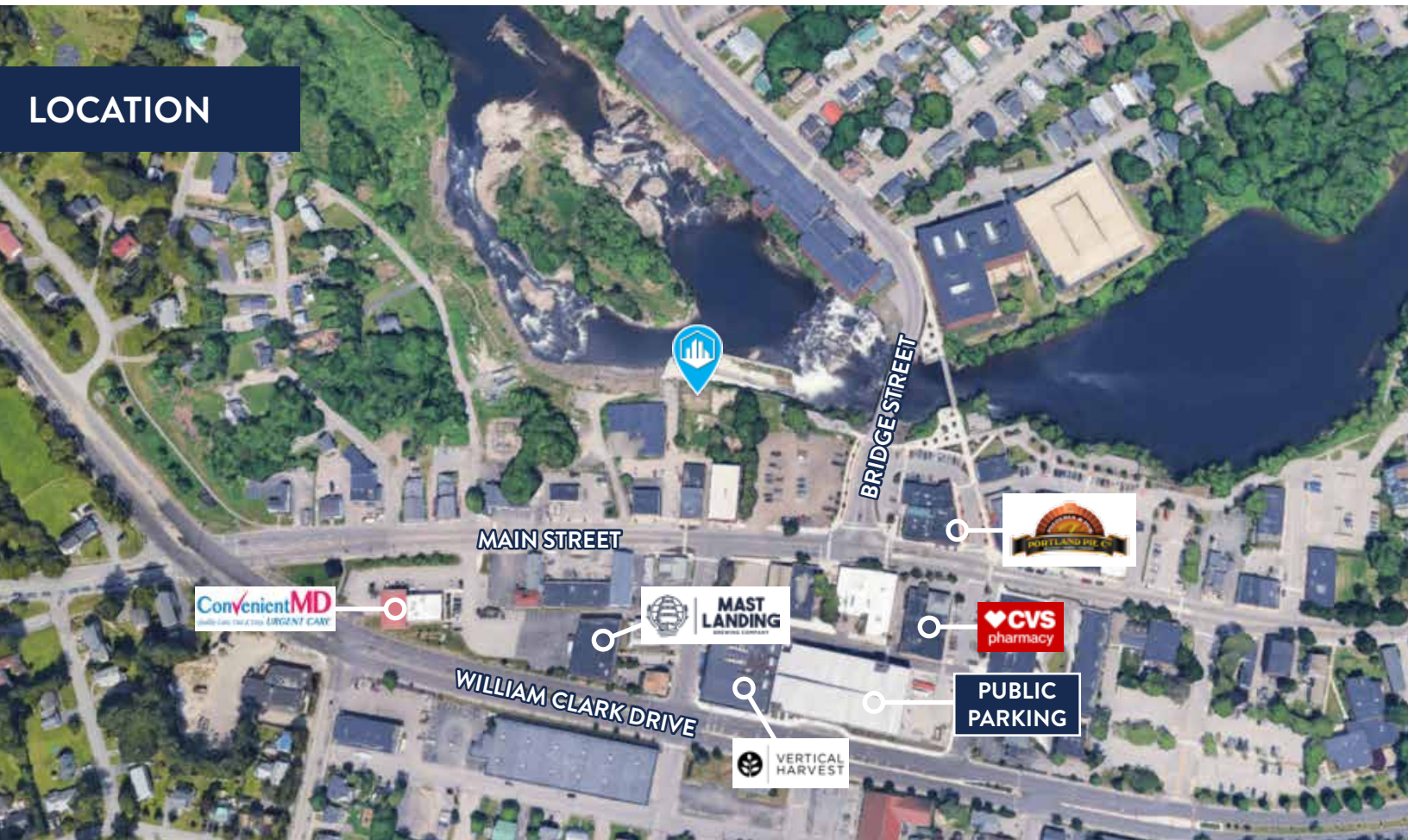
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CONTEXT SKETCH



LOCATION



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BOARDWALK VIEW



RETAIL ENTRANCE (RIGHT SIDE)

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COMMERCIAL PLAZA



PARK VIEW



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RIVER COURT ELEVATION



VIEW FROM ACROSS THE RIVER



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