FOR LEASE • OFFICE/FLEX SUITE

506 Main Street • Westbrook, ME

MALONE
COMMERCIAL BROKERS

2,089± SF OFFICE/FLEX

- One available suite in Stockhouse Station, a former historic mill that was fully renovated in 2006
- Successful multi-tenanted retail/office building in the center of Westbrook
- Located along Main Street with great visibility and close proximity to Portland and I-95
- Plenty of on-site parking

LEASE RATE: $10.00-$12.00/SF NNN

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PROPERTY SUMMARY

506 Main Street • Westbrook, ME

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Site Info

OWNER:	Stockhouse Station LLC
DEED:	Book 32869, Page 0171
ASSESSOR:	Map 40, Lot 164
LOT SIZE:	2.64± AC
SIGNAGE:	Pylon at street
PARKING:	Ample onsite

Building Info

BUILDING SIZE:	24,768± SF
AVAILABLE SPACE:	Suite 24B : 2,089± RSF
YEAR BUILT:	1893; renovated in 2006
CONSTRUCTION:	Masonry
ROOF:	Flat rubber membrane
SIDING:	Brick
CEILING HEIGHT:	10'±
HVAC:	Forced hot air; Gas
UTILITIES:	Municipal water/sewer
RESTROOM:	Men & women's in common hallway
SPRINKLER:	Yes
NNN EXPENSES:	$8.45/SF (2026)

FLOOR PLAN

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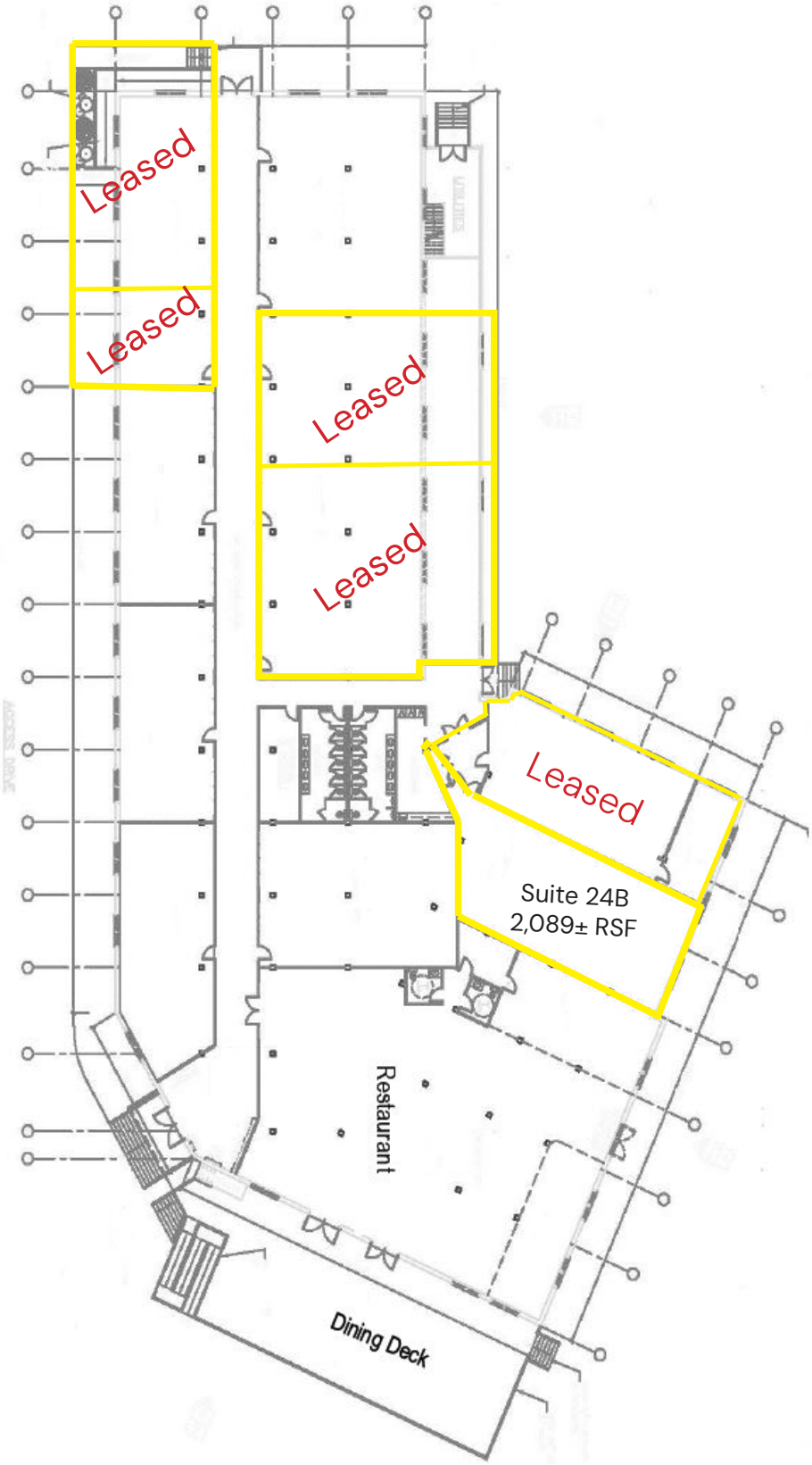

LOCATION MAP

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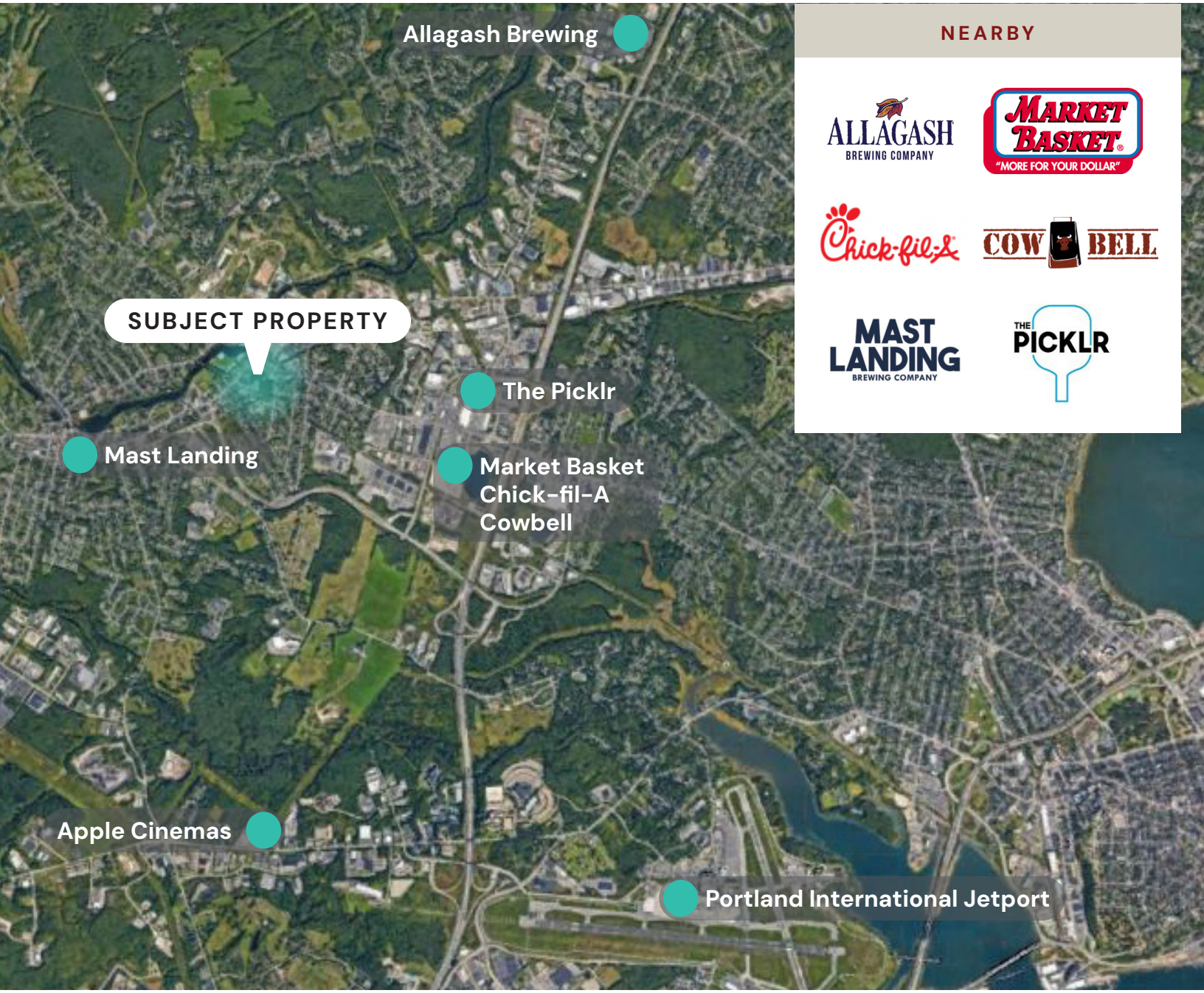

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Chick-fil-A
COWBELL
MAST LANDING BREWING COMPANY
THE PICKLR

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