

AVAILABLE FOR LEASE

150 ADMIRAL FITCH AVENUE

BRUNSWICK, MAINE 04011

OFFICE SPACE · 20,158 SF · 2 FLOORS

20,158

SQUARE FEET

\$28.50

PER SF / YEAR

NNN

LEASE TYPE

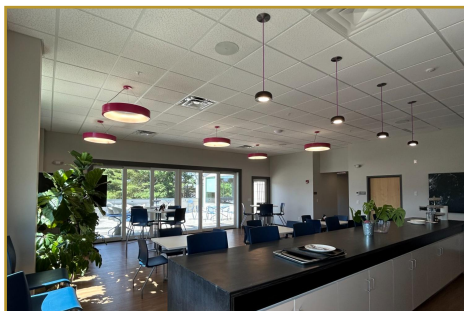
Now

AVAILABLE

PROPERTY OVERVIEW

Professional Office Campus – Brunswick Landing

This fully built-out, move-in-ready 20,158 SF office campus spans two full floors at 150 Admiral Fitch Avenue within Brunswick Landing – one of Brunswick's premier professional campuses. The space features 105 modern workstations purchased in 2021 (42 on the 1st floor, 63 on the 2nd floor), all available for purchase or lease with the space. Ideal for corporate, technology, healthcare, or professional office tenants seeking a complete turnkey solution with ample on-site parking and a thriving campus community just minutes from I-295 and Route 1.



Café / Break Room



Lobby / Reception



Workstation Area

150 Admiral Fitch Avenue · Brunswick, ME 04011

SPACE HIGHLIGHTS

- 105 Workstations — move-in ready
- Office furnishings available (purchased 2021)
- 1st Floor: 42 workstation cubes
- 2nd Floor: 63 workstation cubes
- Café / break room on-site
- Elevator access between floors
- Ample on-site surface parking
- Professional campus environment
- Located within Brunswick Landing
- Minutes from I-295 and Route 1

LEASE INFORMATION

Building Size	20,158 SF
Per Floor	10,079 SF
Lease Rate	\$28.50 / SF / Year
Lease Type	NNN
Availability	Immediate
Parking	Surface · On-Site
Floors	2
Elevator	Yes
Workstations	105 (move-in ready)
Furnishings	Available — purchased 2021

PROPERTY DETAILS

Address	150 Admiral Fitch Ave
City / State	Brunswick, ME 04011
Campus	Brunswick Landing
Property Type	Professional Office
ADA	Compliant

ESTIMATED ANNUAL CAM EXPENSES

Property Taxes	\$82,177.26
Property Insurance	\$9,337.00
Fire Alarm Monitoring	\$1,182.00
Sprinkler Service	\$2,000.00
Elevator Monitoring	\$2,021.65
Building Repairs	\$1,500.00
HVAC	\$4,000.00
Snow Plowing	\$22,435.10
Stormwater Maintenance	\$1,100.00
Grounds & Landscape	\$14,292.99
TOTAL ESTIMATED CAM	\$140,046.00

UTILITIES NOTE

Electric, Natural Gas, Water & Sewer are paid or reimbursed directly by tenant.

LOCATION & ACCESS

- Brunswick Landing — former Brunswick Naval Air Station
- Thriving mixed-use campus with 125+ businesses
- Located just off Route 1, minutes from I-295
- Portland: 25 miles · Augusta: 40 miles
- Cook's Corner retail corridor nearby

CONTACT US

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