

1 Harnois Avenue - Westbrook

FOR LEASE

Newly Constructed First Class Medical / Office Space



Property Highlights

- Beautifully landscaped grounds
- First Class Finishes Throughout
- Free on-site parking
- Second floor space up to 4,150 RSF available for immediate occupancy.
- Tremendous access and visibility in downtown Westbrook.

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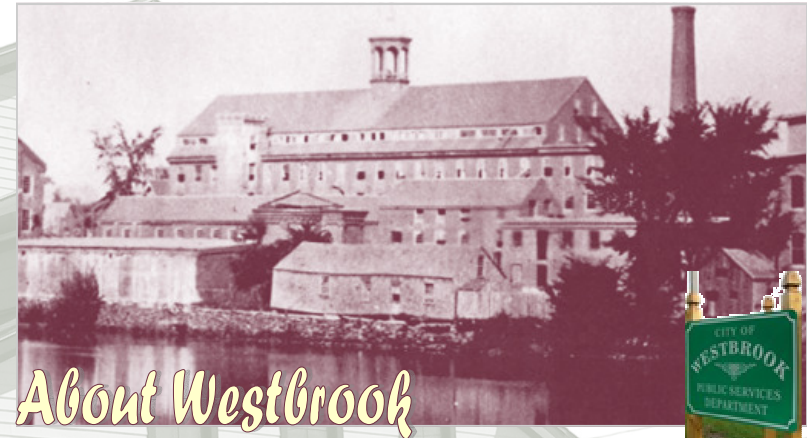
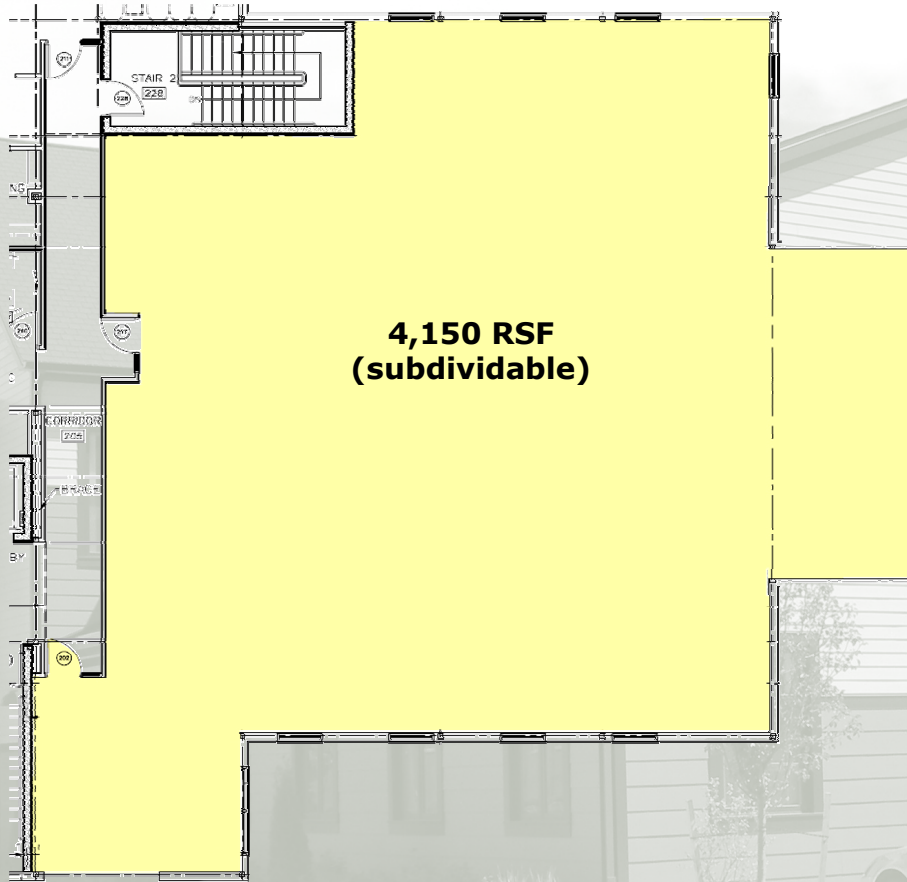
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1 Harnois Avenue—Westbrook, Maine

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Floor Plan—Available Space



About Westbrook

Downtown Westbrook has experienced substantial growth in its office market in recent years, with growth driven largely by build-to-suit projects for anchor tenants. The most prominent new building is One Riverfront Plaza on Bridge Street. This building, which is anchored by Disability RMS, contains 125,000 square feet of space and is fully leased. Another recent development includes the renovation of 907 Main Street by Ethos Marketing.

Spurred largely by the success of the Dana Warp Mill, Westbrook has become a new center for creative economy activity. Ten years ago the 250,000 square foot mill was largely vacant and was home to a handful of mostly industrial tenants paying as little as a dollar per square foot in rent. Current Mill tenants include artists, woodworkers, specialty retailers, dance studios, photographers, graphic designers, nonprofits and a theater company's rehearsal studio.

*The above comments were obtained via the City of Westbrook's website.
Resource: Revitalization Study Jan 07.*

Property Information

Property Name: 1 Harnois Avenue, Westbrook
Landlord: MMC
Access: I-95 to Main Street, Westbrook
No. Stories: Two (2) stories
Gross Building SF: 17,000 RSF
Construction: wood frame
Heat/AC: electric/gas
Parking: 6/1 ratio on-site

Lease Information

Available Space: 4,150 RSF
Lease Rate: \$19.00/SF NNN
Est. CAMs: \$5.50/SF
Lease Term: 5-10 years
Other Tenants: Greater Portland Pediatric Associates, Greater Portland Medical Group & NorDx
Utilities: Separately metered. Tenant to pay directly.

For More Information Contact:
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