

FOR LEASE | OFFICE SPACE

1 KAREN DRIVE, UNIT 2A, WESTBROOK, ME 04092



PROPERTY HIGHLIGHTS

- 2,249± SF of affordable office space in convenient location
- Flexible layout, ample free parking and signage on County Road (Route 22)
- Located on County Road, around the corner from the intersection of Congress Street/ County Road & Spring Street
- Conveniently located less than 2 miles from Maine Turnpike Exits 45 & 46 and the Portland Jetport



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PROPERTY DETAILS

OWNER	One Karen Drive, LLC
BUILDING SIZE	13,360± SF
AVAILABLE SUITE	2,249± SF
ZONING	IPD - Industrial Park District
UTILITIES	Municipal water/sewer, Natural gas and electricity separately metered to Tenant
ROOF	Metal & Flat rubber membrane
PARKING	45± spaces in common on-site
LEASE RATE	\$12.00/SF NNN
REAL ESTATE TAXES	\$1.13/SF (Est.)
NNN EXPENSES	TBD



CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.