

FOR LEASE



OFFICE SPACE

1 KAREN DRIVE, UNIT 2A
WESTBROOK, ME 04092

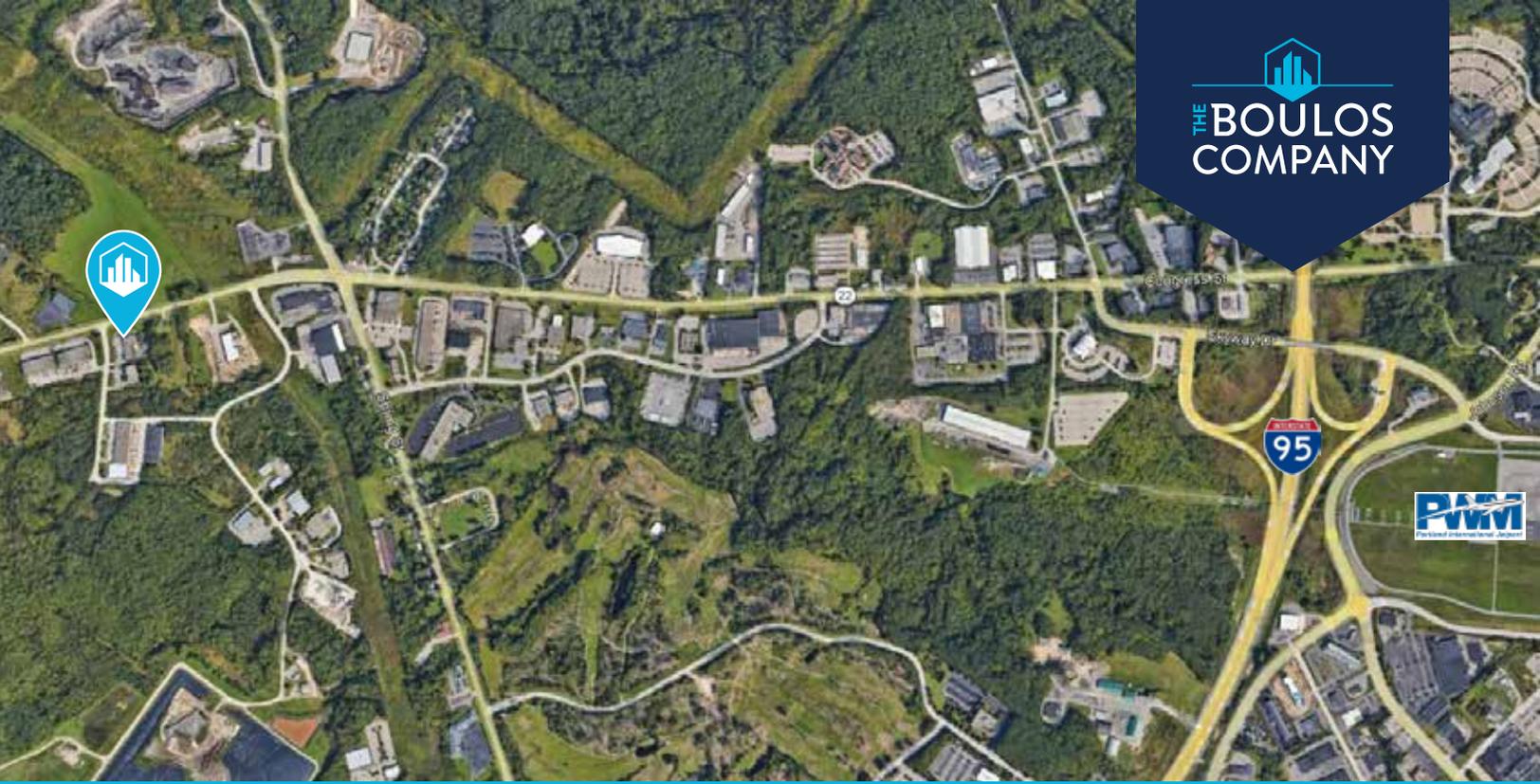
PROPERTY HIGHLIGHTS

- 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



**THE BOULOS
COMPANY**

COMMERCIAL REAL ESTATE



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
PARKING	45± spaces in common
LEASE RATE	Metal & Flat rubber membrane
PARKING	On-Site
LEASE RATE	\$12.00/SF NNN
REAL ESTATE TAXES	\$1.13/SF (Est.)
NNN EXPENSES	TBD



CONTACT US



SAMANTHA MARINKO
BROKER
+1 207 553 1729 T
+1 908 433 5049 C
SMARINKO@BOULOS.COM



EMMETT FRUEH
ASSOCIATE
+1 207 553 1739 T
+1 207 748 3127 C
EFRUEH@BOULOS.COM