



For Lease

# Highly Visible Office Space

## Mike Cobb

Managing Director  
+1 207 712 9318  
m.cobb@colliers.com

## Jim Boyle

Associate  
+1 508 333 4059  
jim.boyle@colliers.com



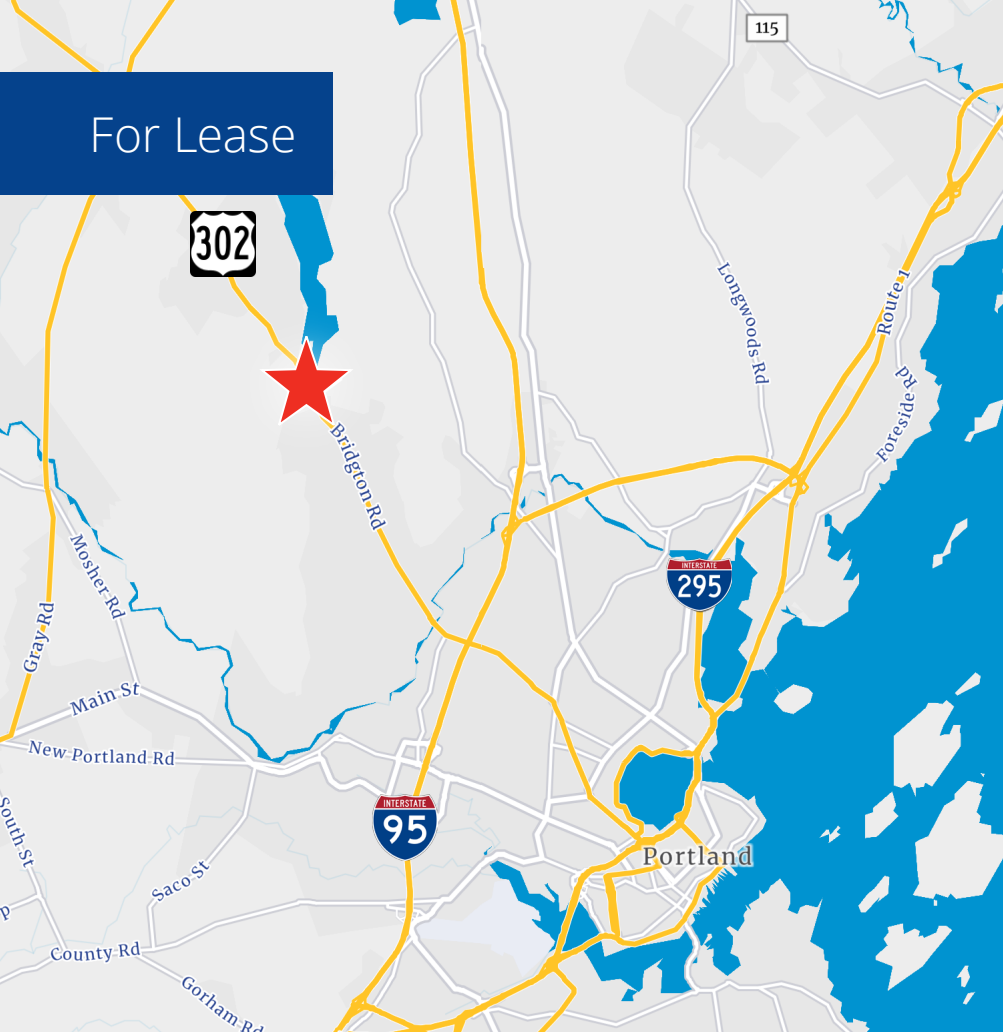
217 Commercial Street, Suite 201  
Portland, ME 04101  
+1 207 560 8000  
colliers.com/maine

## 1389 Bridgton Road Westbrook, ME

### Property Highlights

- Office space available for lease at Highland Professional Office park with excellent exposure on Route 302 in Westbrook, ME
- Building 1: 2,000± to 3,906± SF over 2 floors consisting of an ADA bathroom on the 1st floor, full bath on the 2nd floor, a laundry room, a break room with a kitchen, reception area, and a large open area
- Building 2: 2,542± SF free-standing medical/office building consisting of a spacious reception/waiting area, 5 private offices, 2 conference rooms, kitchen, IT room, and storage
- Ample parking on-site
- Pylon signage opportunity on a busy commuter corridor with 14,710± AADT per MaineDOT
- Easy highway access to/from Exit 48, I-95

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## Specifications

Address:	1389 Bridgton Road
Location:	Westbrook, ME 04092
Owner:	Highland Professional Business, LLC
Map/Lot:	023/014
Building Type:	Office
Year Built:	1950
Total Building SF:	Building 1: 4,340± Building 2: 2,542±
Available SF:	Building 1: 2,000± to 3,906± Building 2: 2,542±
Floors:	Building 1: 2 Building 2: 1
Acreage:	0.9±
Road Frontage:	260'± on Route 302
2022 Traffic Count:	14,710± AADT
Utilities:	Municipal water & septic; forced air-duc
Zoning:	Commercial
Parking:	Ample on-site
<b>Lease Rate:</b>	<b>\$16.00 modified gross</b>

