

1921 BOSTON POST ROAD

WESTBROOK

A 1,000 SF RETAIL/OFFICE SPACE ON BOSTON POST ROAD IN WESTBROOK

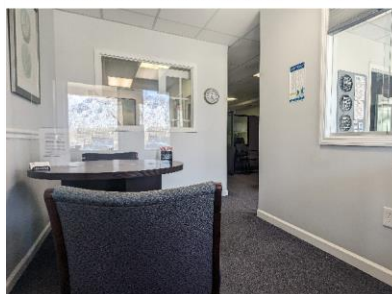
**\$1,400.00/Month
+Utilities**

FOR LEASE

1,000 SF available in Trolley Square-- a well-maintained, multi-tenant retail/office complex on busy Boston Post Road (US-1) in Westbrook. Space features 2 private offices, lobby/reception, kitchenette, open/cubicle space, storage & a lav. Additional storage available in the basement. Copious natural light through large front windows, excellent lighting throughout the fully climate controlled space. Entrances to both front & rear parking lots. Excellent visibility & signage from the road. Many other business & services close by.
\$1,400.00/Month + Utilities.

Present Use: Professional Office

Potential Use: Any office/retail



AVAILABILITY

| | | | | | |
|----------------------|---------|-----------------|----|--------------|----|
| SF Available: | 1,000 | Ceiling Height: | 9' | OH Doors: | NA |
| SF Available Office: | 1,000 | Ceiling Height: | 9' | Truck Docks: | NA |
| Minimum Subdivide: | 1,000SF | | | | |

BUILDING INFORMATION

| | | | |
|----------------------|------------------------|-----------------|----|
| Stories: | 2 | Ceiling Height: | 9' |
| First Floor Area: | 2,410SF | Ceiling Height: | 9' |
| Second Floor Area: | 2,160SF | Ceiling Height: | 9' |
| Third Floor Area: | SF | Ceiling Height: | |
| Other Floor Areas: | SF | Ceiling Height: | |
| Office Area: | SF | Ceiling Height: | |
| Total Floor Area: | 4,810SF | | |
| Overhead Doors: | 0 | Size: | NA |
| Truck Dock(s): | 0 | Size: | NA |
| Year Built: | 1989 | | |
| Condition: | Excellent | | |
| Construction Type: | Wood Frame | | |
| Roof: | Asphalt Shingle/Gabled | | |
| Lin. Ft. Clear Span: | | | |

LAND

| | | | |
|----------|--------|--------------------------------|-----------|
| Lot(s): | 1 | Frontage: | 172' |
| Area SF: | | Depth: | Varies |
| Acres: | 1.37 | % Land Coverage: | |
| Parking: | Plenty | % Building Coverage Permitted: | |
| Zoning: | NCD | Condition of site: | Level/Dry |

UTILITIES

Water: Municipal
Sewer: Septic
Gas: PubCt

POWER

Volts: 110
Amps: 100
Phase: I

MECHANICAL EQUIPMENT

Elevator Size: Na
Heating: Gas Hot Air
Air Conditioning: Fully
Sprinkler: None
Other Equipment:

ASSESSMENT

Land:
Building:
Total:
Mills:
Taxes:

TRANSPORTATION

Bus Service: Yes
Distance: Street
Turnpike: I-95
Exit: 66
Distance: 1 Mile



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The GEENTY GROUP, Realtors
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