



**CARDENTE**  
REAL ESTATE  
Commercial / Investment Brokerage

For Lease

CONVENIENT LOCATION WITH EXCELLENT SIGNAGE



1,800 +/- SF OFFICE SPACE • GREAT LAYOUT

**Cardente Real Estate** is pleased to offer for lease 1,800+/-SF of office space at 1 Karen Drive in Westbrook. Located just minutes from I-95, I-295, the Airport, and the Maine Mall, 1 Karen Drive offers convenience to clients and employees. The available space has a great layout with perimeter offices and abundant natural light. The property is very well maintained and offers ample on-site parking. The building sits at the intersection of Route 22 (County Road) and Karen Drive and provides excellent signage and exposure. Contact the Broker for additional information or to set up a showing.



Greg Perry  
Greg@cardente.com  
P. 207.775.7363  
F. 207.773.0066

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1 Karen Drive • Westbrook, ME

322 FORE STREET, 3RD FLOOR • PORTLAND, MAINE

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1 Karen Drive • Westbrook, ME



**Property Details**

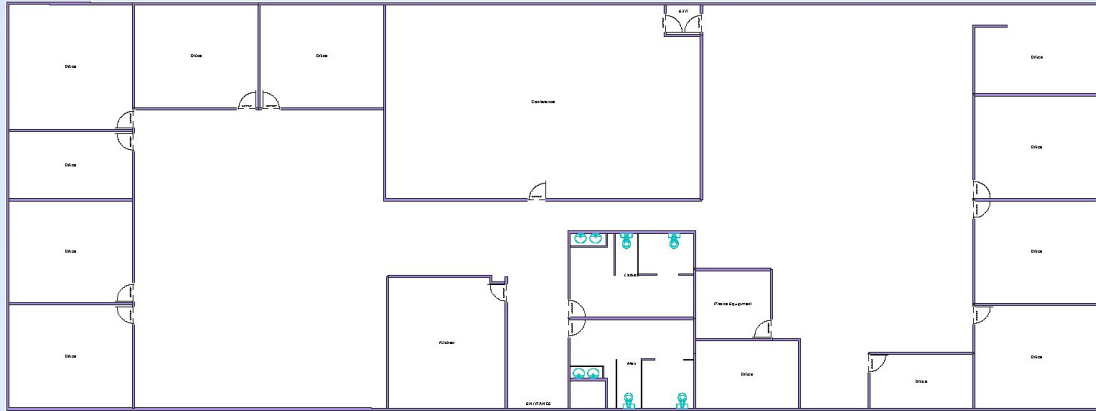
Property Address: 1 Karen Drive, Westbrook  
 Landlord: FPV, LLC  
 Building Size: 15,000+/- square feet  
 Acreage: 2.26 Acres  
 Year Built: 1988  
 Construction: Metal, wood & masonry  
 Zoning: IPD  
 Heat & A/C: Central  
 ADA Accessible: Yes  
 Bathroom(s): 1 mens & 1 womens  
 Parking: 20+/- spaces  
 No. of Stories: One  
 Sprinklers: Yes  
 Signage: Pylon & building  
 Other Tenants: Offtech New England  
 Location: 2 miles from the Portland  
 Jetport & 1 mile from the  
 Maine Turnpike

**Lease Details**

Available Space: 1,800 +/- SF  
 Lease Rate: \$7.00/SF NNN  
 Occupancy: Immediate  
 Lease Term: Negotiable



1 Karen Drive • Westbrook, ME



**Distance To:**

- I-95:** 1.8 miles
- I-295:** 2.2 miles
- Airport:** 2.7 miles
- Maine Mall:** 2.5 miles

**Traffic Count:**

SPRING ST N/O SR 22 (COUNTY RD):  
 16,980 cars/day (AADT '05)



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