

The Real Estate Store

APPLEBEE COMMERCIAL

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Class "A" Office Building For Sale or Lease



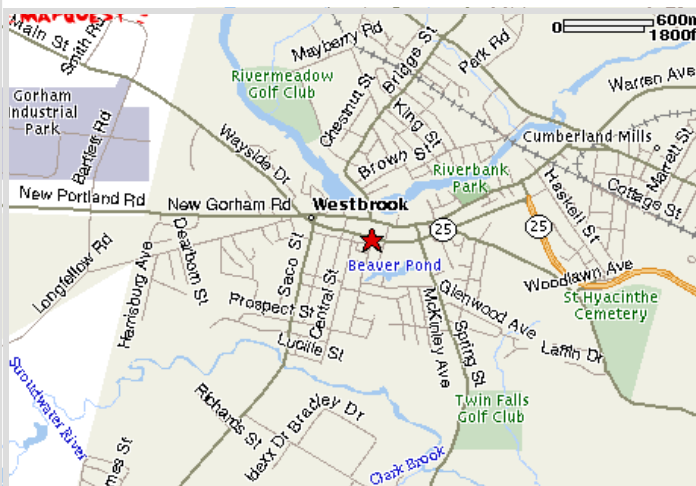
*12 Westbrook Common
Westbrook Maine*

Investment grade Class A free standing brick office building conveniently located in downtown Westbrook's business district with frontage on the Route 25 Connector (William L Clark Drive) and Church St. between Spring and Saco Streets. Minutes to I-95 exits 47 & 48



5,776sf of offices totally upgraded through-out offering two levels with elevator, fourteen perimeter offices, conference, reception-waiting area, production areas, file-storage, four restrooms (2) each level, break space, CAT 5 all offices, large glass foyer and excellent natural light to most offices; abundant City owned and maintained attached parking, walkways and landscaped areas.

Very low common area maintenance and utility fees. 2012 occupancy — call listing broker for more details



Contact
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Class A Office Space for Sale or Lease

2,856sf to 5,776sf

12 Westbrook Common

Westbrook, Maine

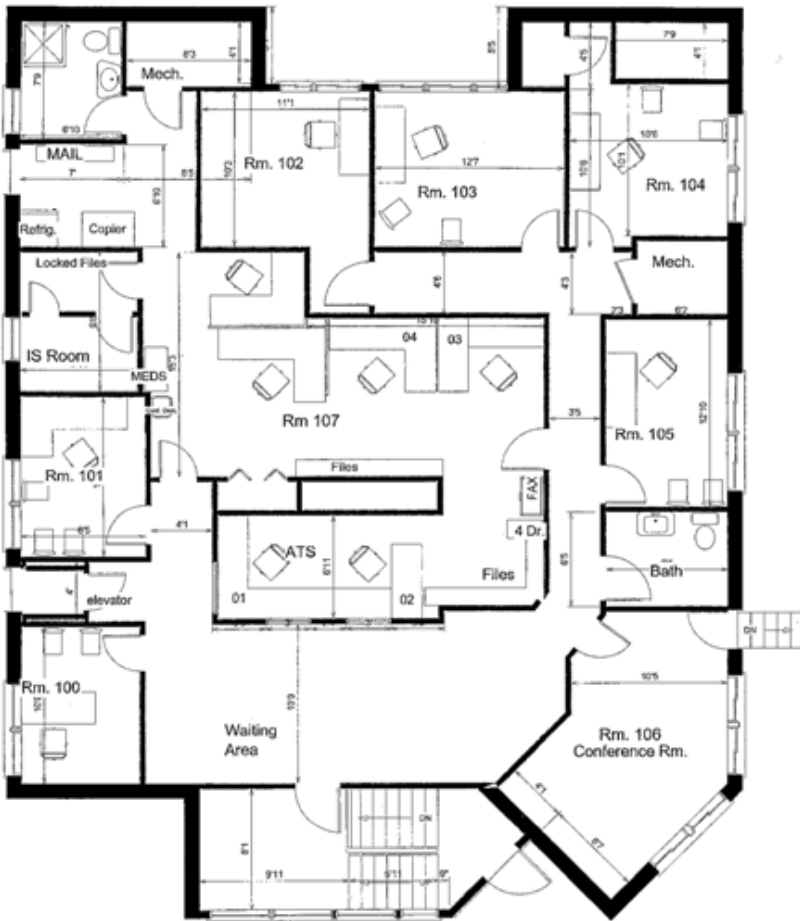


Property Overview

Landlord:	12 West Common Assoc. LLC
Building Size:	5,776sf free standing brick
Land Area:	Building f.p. free City owned parking
Number of Stories:	Two (2); Elevator service
Construction:	Brick and glass exterior
Zoning:	City Center District (CCD)
Occupancy:	October 2012 or negotiate
Tenant:	CSI 100%
Parking:	Free Public
Handicap Access:	Yes, both levels with elevator
HVAC:	Natural gas-fired and heat pump system (3 newer rooftop units)
Street Frontage:	William L. Clarke Drive / Church St
Signage:	Exterior signage on the building
Data:	Cat 5; Time Warner
R.E. Taxes:	\$6,820.06 2010-11
Sale Price:	\$750,000
Lease Price:	\$11.75/sf NNN
Estimated Expenses:	\$2.13/sf (see attached)
Miscellaneous:	Access control system, City maintains parking, snow, grass, landscaping at no cost to property owner or tenant, City maintained walking areas to restaurants and shopping
Broker:	Jerry Applebee 207-883-3333 jerry@applebeecommercial.com

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Main Level



Lower Level

<u>Available Space</u>	<u>Lease Rate</u>
<u>Units 1 & 2</u> 5,776 sq. ft.	\$11.75 SF NNN
<u>Unit 1</u> (Main Level) 2,920 sq. ft.	\$12.50 SF NNN
<u>Unit 2</u> (Lower Level) 2,856 sq. ft.	\$11.50 SF NNN
common enclosed glass foyer	

<u>Common Area Maintenance Expenses</u>	
	<u>Per SF</u>
Real Estate Taxes	\$1.19
Insurance	\$0.26
Repairs/Maintenance	\$0.42
Elevator	\$0.09
Management Fee	\$0.17
Total Expenses	\$2.13
Landscaping	\$0-city
Parking Maintenance	\$0-city
Grounds Maintenance	\$0-city
Snow Removal	\$0-city
HVAC	tenant
Electric	tenant
Janitorial	tenant
Security	tenant
Water/Sewer	tenant
Cleaning	tenant