

FOR SALE/LEASE

# CLASS A OFFICE/RETAIL

16  
COMMERCE DRIVE

Augusta, ME 04330



## PROPERTY HIGHLIGHTS

- + 6,393± SF Class A office/retail building on 1.79± AC lot
- + 3,246± SF space available for lease
- + At lighted corner off Civic Center Drive at entrance to the Central Maine Commerce Center
- + Area businesses include: Central Maine Commerce Center, State of Maine, Augusta Marketplace, Augusta Civic Center and MaineGeneral Medical Center
- + Sale Price: \$795,000
- + Lease Rate: \$12.00/SF NNN



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One Canal Plaza, Ste 500  
Portland, ME 04101  
207.772.1333  
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## CLASS A OFFICE/RETAIL



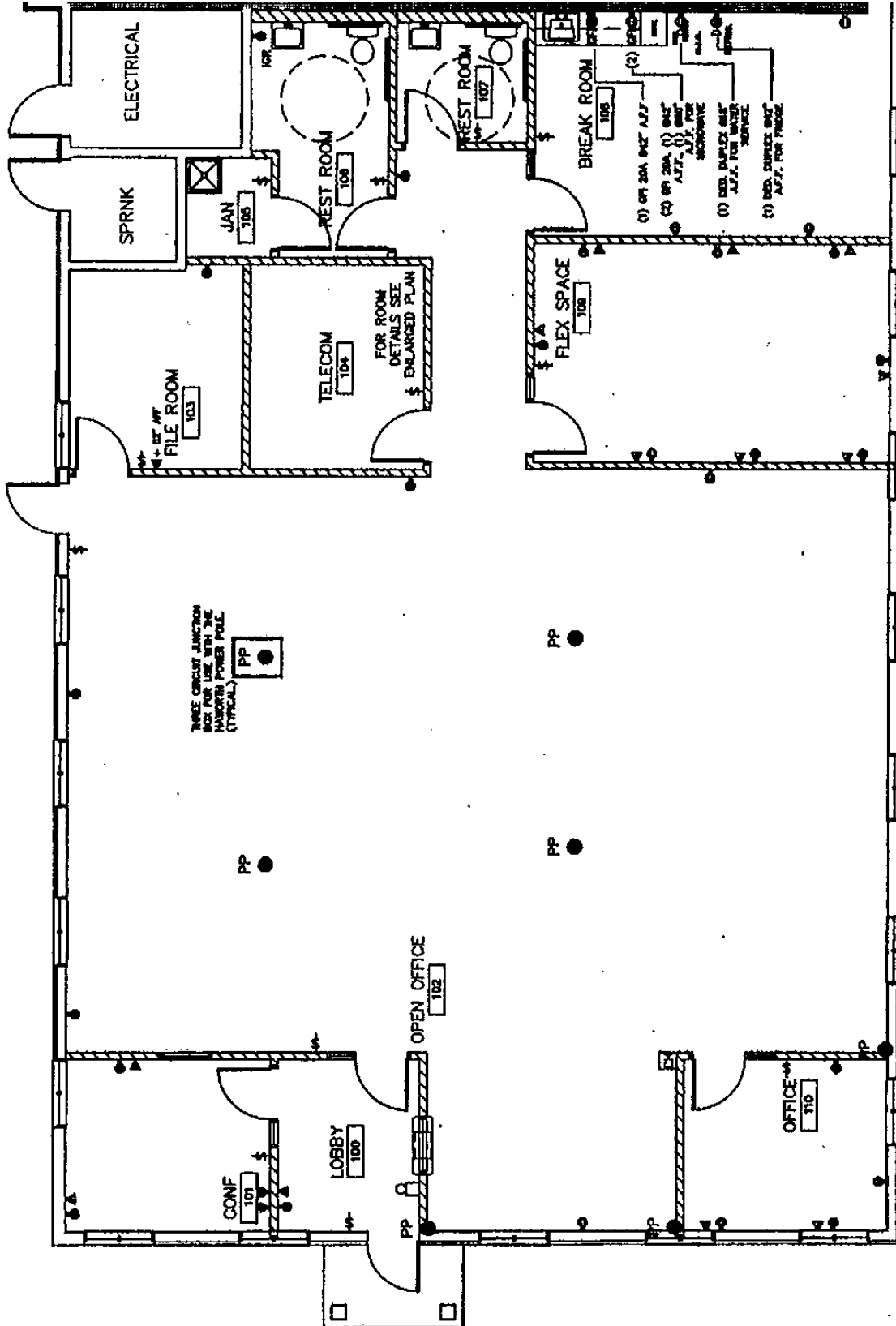
### PROPERTY DETAILS

<b>Owner</b>	Lot 1 LLC
<b>Building Size</b>	6,393± SF
<b>Lot Size</b>	1.79± AC
<b>Deed</b>	Book 10220, Page 324
<b>Assessor</b>	Map 1, Lot 251
<b>Available Space</b>	Suite 150    3,246± SF
<b>Available Space Layout</b>	Open floor plan for work stations, conference room, dedicated break room, men and women's restrooms
<b>Lighting</b>	Modern parabolic
<b>Utilities</b>	Municipal
<b>HVAC</b>	Propane-fired heat and air conditioning
<b>Sprinkler</b>	Yes
<b>Parking</b>	Large dedicated lot
<b>Zoning</b>	Commercial
<b>Tenant</b>	Community Pharmacy
<b>Sale Price</b>	\$795,000
<b>Lease Rate</b>	\$12.00/SF NNN





**FLOOR PLAN**



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## LOCATION MAP



## CONTACT US



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