

# FOR SALE

## Class A Office

21,936 SF | \$2,950,000



## 77 Sewall Street, Augusta

### Property Highlights

- *Class A Office Building*
- *2± minutes from Maine Turnpike/I-95, Exit 109A*
- *Located in the heart of the Capitol District*
- *Cap Rate : 8.5%*

### Property Description

We are pleased to offer this three-story, 21,936 SF Class A office building for sale. The property is fully leased with approximately 80% of the leases being long-term State of Maine leases. The property is within walking distance to the State Capitol building and approximately 2 miles from Maine Turnpike/I-95, Exit 109A.

### Broker Contact

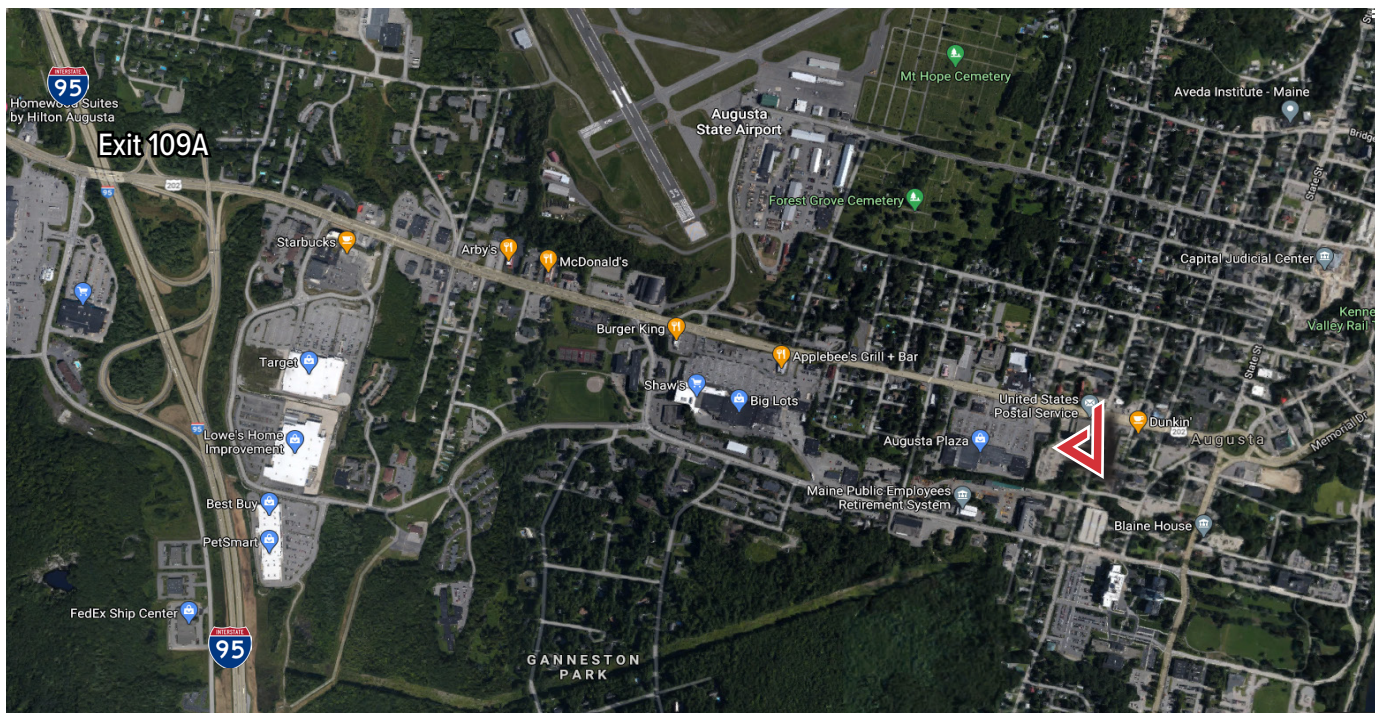
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## Property Overview

Building Size	21,936± SF
Lot Size	1± acres
No. of Floors	Three (3)
Zoning	Commercial Business
Year Built	1996
Building Construction	Wood frame/masonry
Roofing	Asphalt shingles
Siding	Wood clapboard
HVAC	Forced air & Gas-fired heat pumps, electric AC
Sprinkler System	Full, wet system
Bathrooms	2 common on each floor
Elevator	Yes

**FOR SALE : \$2,950,000**



## Rent Roll

Unit	Lease Start	Lease End	Tenant	Current Rent	Current Annual Rent
1000	12/01/23	11/30/28	Drummond Woodsum	\$3,589.04	\$43,068.42
1002	08/01/21	07/31/31	State of Maine Dept. of Corrections	\$4,800.00	\$57,600.00
2000	03/01/23	08/28/28	Cornerstone Government Affairs, Inc.	\$4,851.00	\$58,212.00
2001	09/18/23	09/30/33	State of Maine Dept. of Health and Human Services	\$9,413.48	\$112,961.70
3000	03/01/24	02/28/31	State of Maine Commission on Indigent Legal Services	\$7,107.00	\$85,284.00
3001	11/01/23	10/31/33	State of Maine Dept. Professional and Financial Regulations Board of Licensure for Professional Engineers	\$2,017.29	\$24,207.42

### NOTES

Unit 1000; 2% Annual rent increase. 1/6th of CAM's involved monthly.

Unit 2000; 5% Annual rent increase

Unit 2001; Years 6-10 rent increased to \$9,934.27 monthly, \$119,211.29 annually. Annual janitorial reimbursement.

Unit 3000; Approx. 3.5%± annual rent increase

Unit 3001; Years 6-10 rent increased to \$2,129.00 monthly, \$25,547.98 annually.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.