

FOR LEASE

# CLASS A OFFICE SPACE

95

MAIN STREET

Auburn, ME 04210



## PROPERTY HIGHLIGHTS

- + Class A office suites available from 780 to 2,096± SF
- + First and second floor with elevator access
- + Parking is available in adjacent lot and City of Auburn parking garage
- + In close proximity to City Hall, Great Falls Plaza, Gritty McDuff's Brewing Company and the Hilton Garden Inn Riverwatch
- + \$15.00/SF MG



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Auburn, ME 04210



## PROPERTY DETAILS

<b>Owner</b>	Robco Properties LLC	
<b>Building Size</b>	25,519± SF	
<b>Lot Size</b>	0.33± AC	
<b>Assessor</b>	Map 241, Lot 026	
<b>Available Space</b>	Suite 1a	1,988± SF
	Suite 2a	780± SF
	Suite 2b	1,316± SF
	Suite 2a/b	2,096± SF
<b>Construction</b>	1900, brick and granite	
<b>HVAC</b>	Central	
<b>Utilities</b>	Municipal	
<b>Elevator</b>	Yes	
<b>Sprinkler</b>	Yes	
<b>Signage</b>	Lobby directory	
<b>Parking</b>	Adjacent lot and City parking garage per a separate agreement	
<b>Tenants</b>	Skelton Taintor & Abbott Androscoggin Title Co Molleur Law Office	
<b>Zoning</b>	Central Business	
<b>Lease Rate</b>	Suite 1a	\$2,485/mo plus utilities
	Suite 2a	\$975/mo plus utilities
	Suite 2b	\$1,645/mo plus utilities
	Suite 2a/b	\$2,620/mo plus utilities



## CONTACT

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