



## Property Highlights

- 23,571± sf of class A space in Downtown Augusta.
- 5,834 - 11,372± sf of first level space. Potential for smaller retail suites. Courtyard included for potential outdoor seating.
- 12,199± sf of second floor office space.
- Large windows and street level access make this space ideal for retail, restaurant or office users.
- Parking available on-site.

**Owner** Pendleton Augusta SPE, LLC Etal

**Building Size** 76,510± sf

**Available Space** 23,571± sf

**Year Built** 1988

**HVAC** Gas fired, hot water

**Parking** Abundant on-site parking

**Sprinkler** Yes

**Elevator** Yes

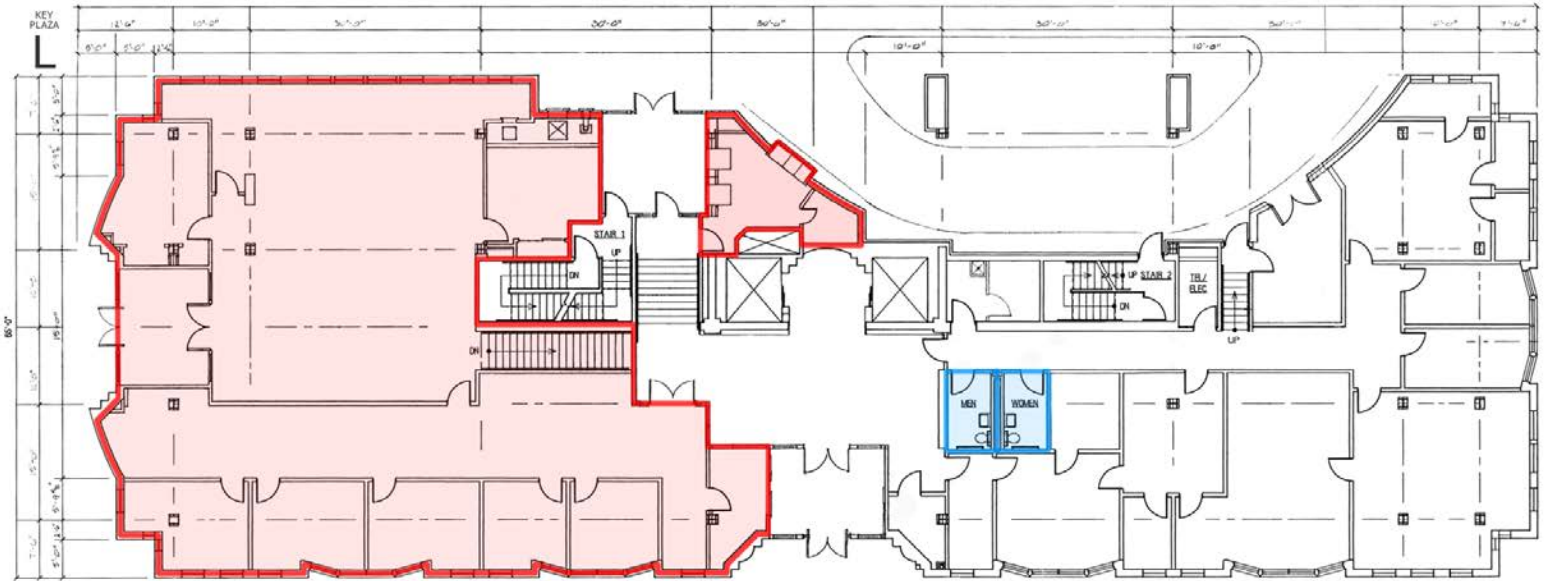
**Zoning** KBD1 - Kennebec Business 1

**Lease Rate** Office: \$12.00/sf NNN  
Retail: \$18.00/sf NNN



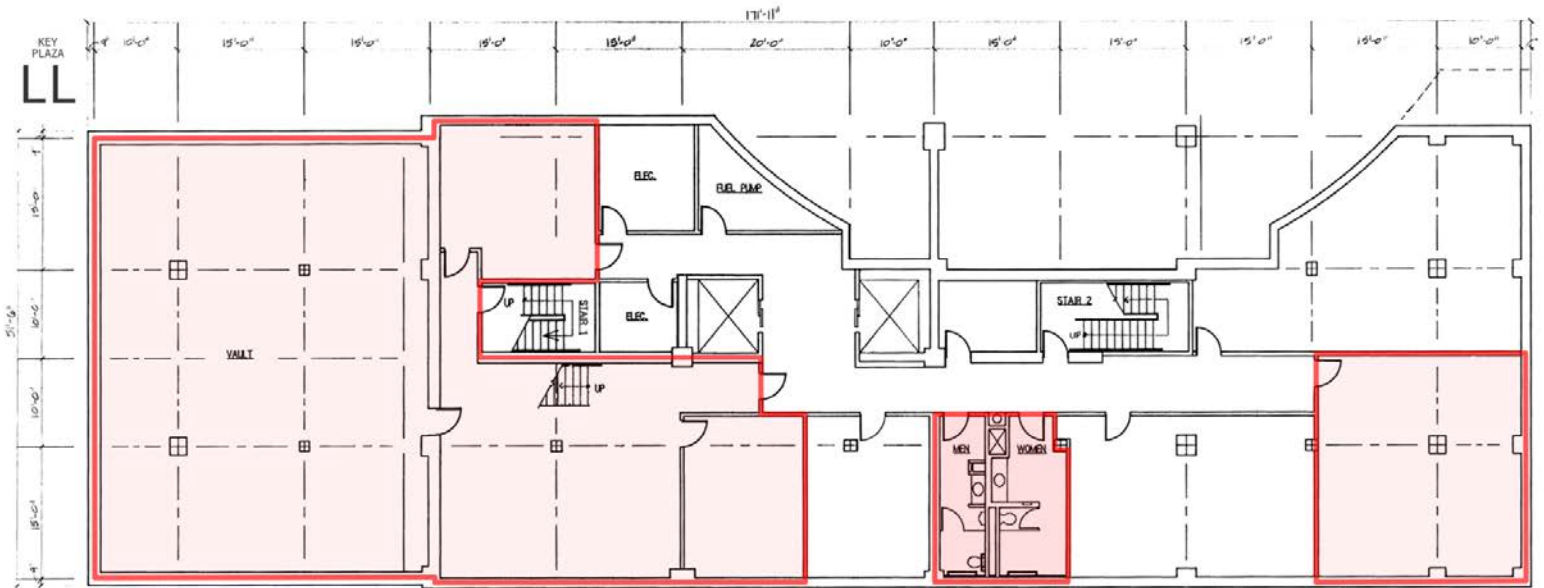


Street Level Space (Retail or Office): 5,834 sf

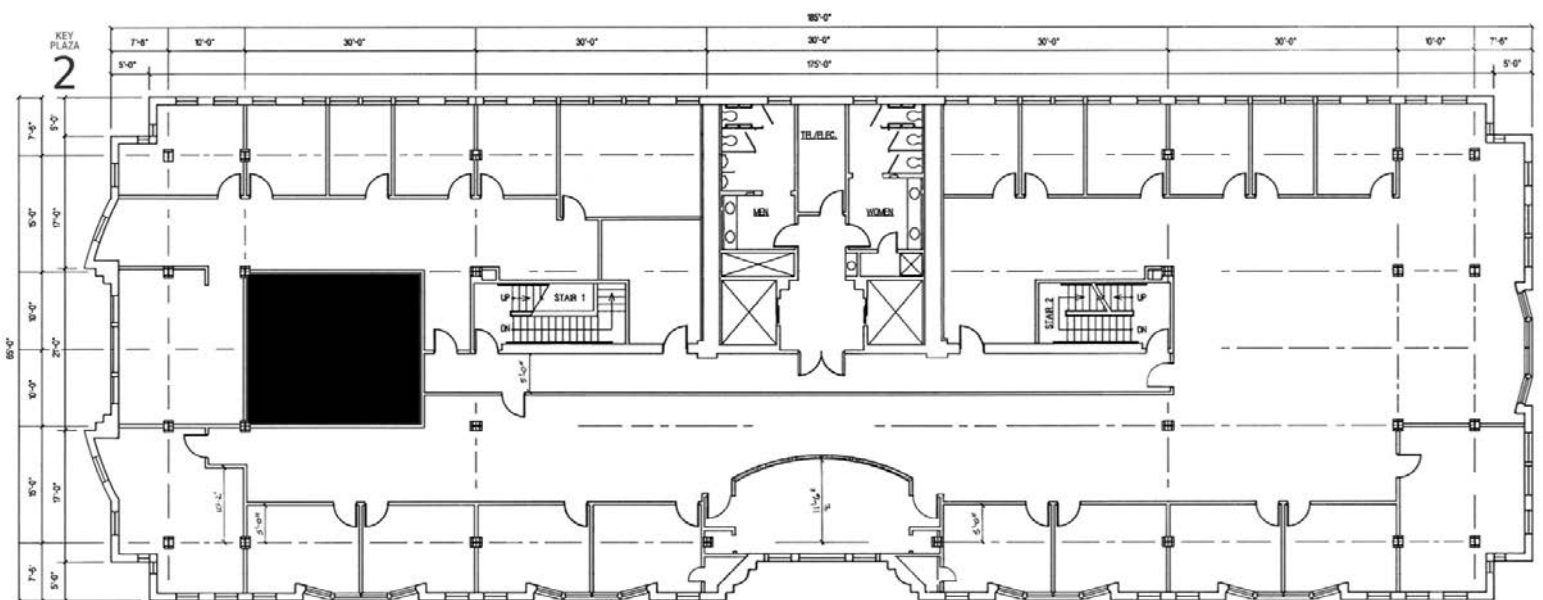


***Potential Retail Suite with Courtyard***

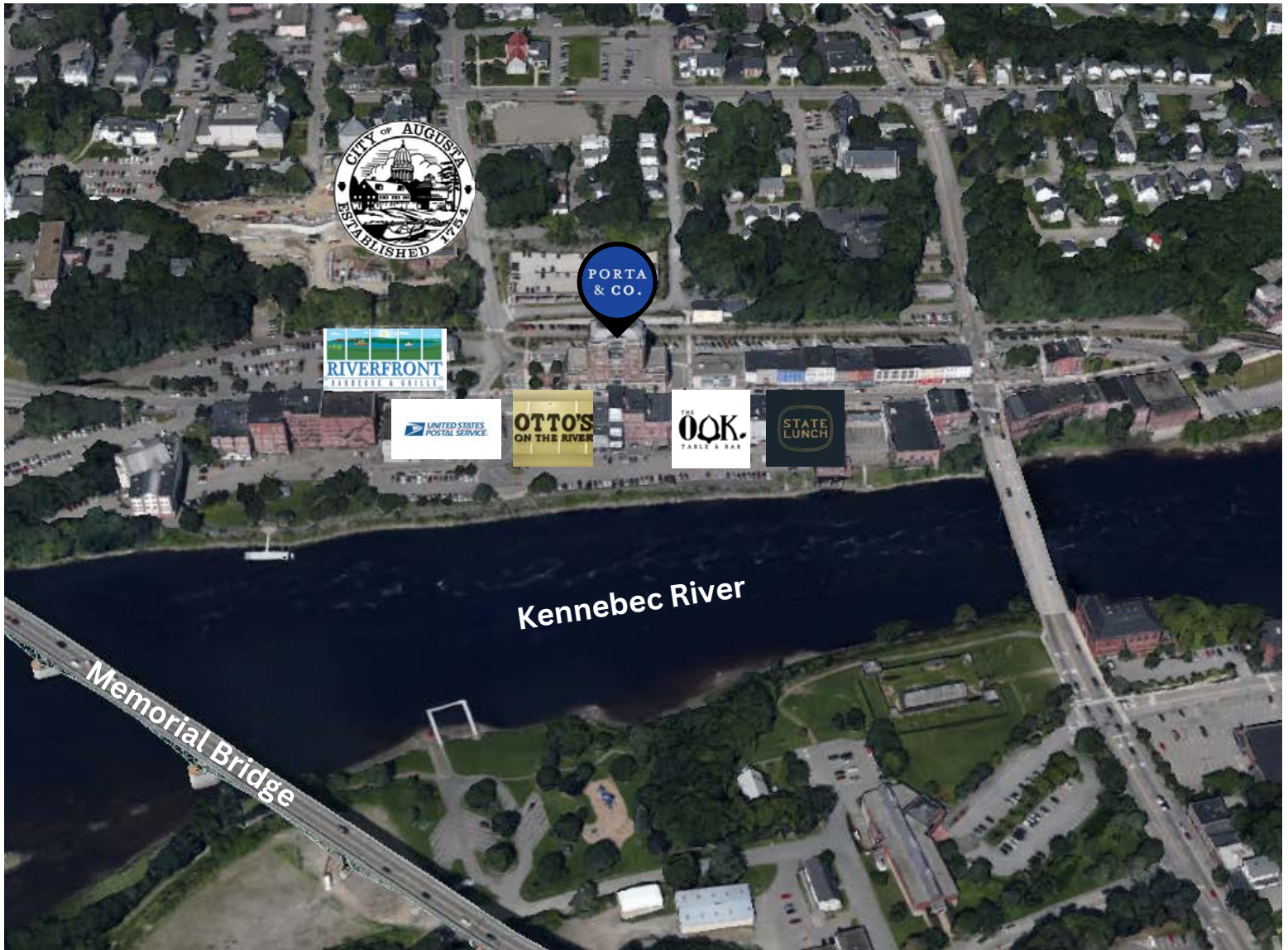
## Lower Level Space (Retail or Office): 5,538 sf



## Second Floor Space (Office): 12,199 sf







## CONTACT US



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