

FOR LEASE



OFFICE SPACE

11 PARKWOOD DRIVE, AUGUSTA, ME 04330

PROPERTY HIGHLIGHTS

- 3,400± SF of office space available for lease
- Close proximity to newly constructed State of Maine office buildings and State House
- Recently painted and renovated exterior
- Located just off heavily traveled Capitol Street
- Just minutes from Maine Turnpike Exit 109
- Lease Rate: \$10.00/SF NNN



FOR LEASE | OFFICE SPACE

11 PARKWOOD DRIVE, AUGUSTA, ME 04330



PROPERTY DETAILS

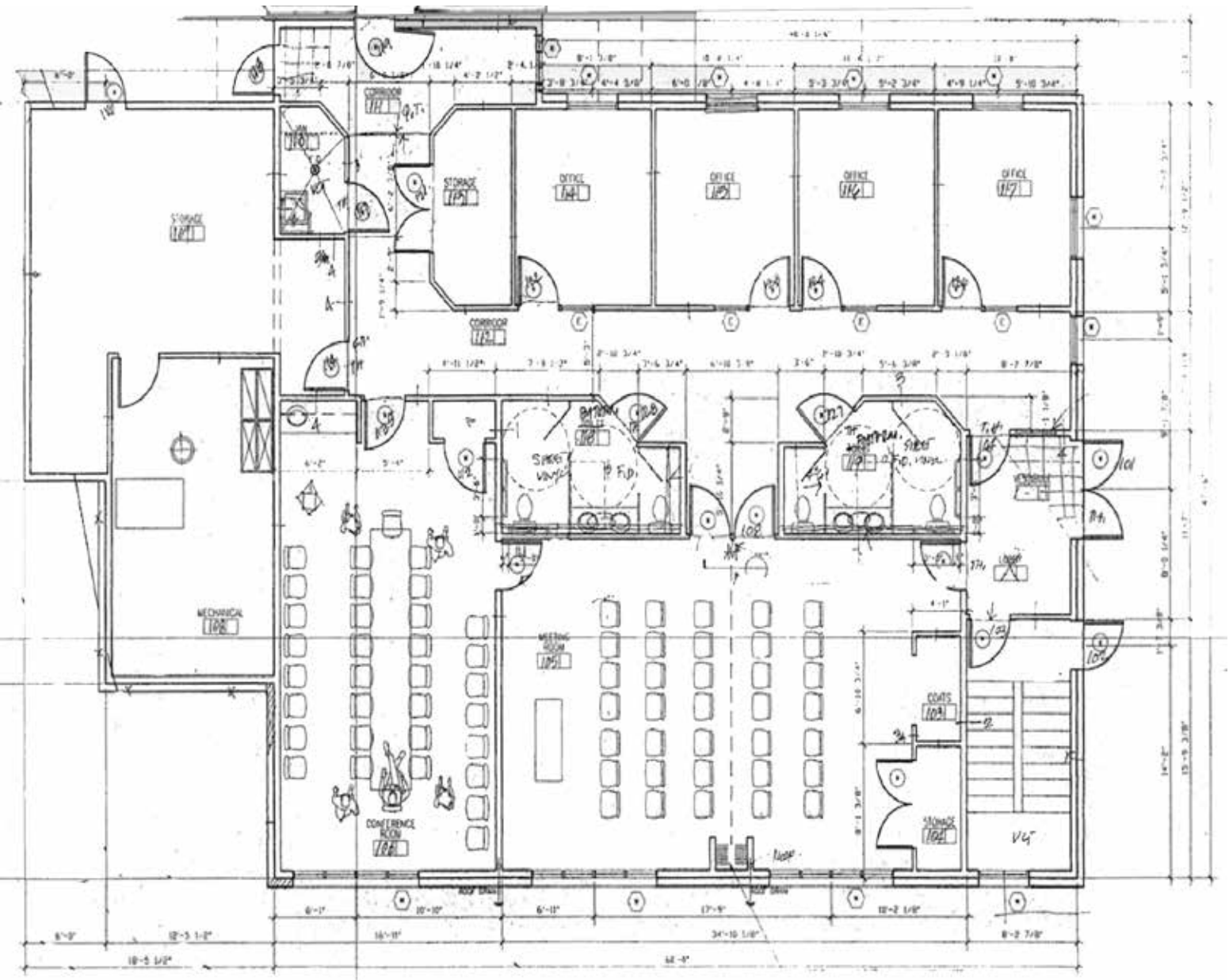
OWNER	Graszulak Investments, LLC
ASSESSOR'S REFERENCE	Map 90, Lot 1
DEED REFERENCE	Book 14415, Page 286
BUILDING SIZE	16,238± SF
AVAILABLE SPACE	3,400± SF
YEAR BUILT	2004
ZONING	CB - Local Business
HVAC	Oil-fired heat with central A/C
UTILITIES	Municipal water & sewer
PARKING	On-site, in common with other tenants
LEASE RATE	\$10.00/SF NNN
NNN EXPENSES	To be determined



FOR LEASE | OFFICE SPACE
11 PARKWOOD DRIVE, AUGUSTA, ME 04330



FLOOR PLAN



FOR LEASE | OFFICE SPACE

11 PARKWOOD DRIVE, AUGUSTA, ME 04330



CONTACT
US



NICK LUCAS

Partner, Broker

+1 207.553.1792 D

+1 207.557.3513 C

nlucas@boulos.com

©2025 The Boulos Company, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.