

# FOR LEASE | OFFICE SPACE

## One Weston Court | Augusta, ME



### 1,431-3,517± SF OFFICE SUITES

- Ground floor and first floor spaces
- Located across from the County Courthouse with easy access to the State Capitol, and Route 202 rotary
- Within walking distance to government offices, shops and restaurants
- 117± parking spaces on-site and adjacent lot
- Basement storage area available. See broker for details
- **LEASE RATE: \$15.00/SF MG**



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# PROPERTY SUMMARY

## One Weston Court | Augusta, ME



### PROPERTY INFORMATION

**DEED:** Book 8063, Page 107

**ASSESSOR:** Map 33, Block A, Lot 171

**LOT SIZE:** 1.4± AC

**BUILDING SIZE:** 41,835±SF

**YEAR BUILT:** 1900

**CONSTRUCTION:** Steel frame & Brick

**ROOF:** Flat

**SIDING:** Brick, vinyl siding

**FOUNDATION:** Full

**FLOOR:** Carpet and wood mix

**HVAC:** Oil-fired FHA and central A/C

**UTILITIES:** Municipal water & sewer

**SPRINKLER:** Wet

**RESTROOM:** Yes

**ELEVATOR:** Yes (building, not in space)

**PARKING:** Ample, on site

**SIGNAGE:** Lobby directory

**ZONING:** BP (Institute/Business/Professional District)

### AVAILABLE SPACE

**SUITE G1:** 3,517±SF

**ENTRY:** Main entrance

**SUITE 103A:** 1,431±SF

**ENTRY:** Separate Court St entrance

**CONFIGURATION:** Mix of offices and conference room

### CURRENT TENANTS

- State of Maine Dept. of Corrections
- Maine Center for Economic Policy
- State of Maine DHHS/Social Security Evaluations
- Lynda Flood
- Augusta Housing Authority
- ME Association for the Education of Young Children
- Maine Women's Lobby
- Lipman, Katz & Boston, LLC
- Dolores Burgess
- Spectrum Generations



# PHOTOS

## MAIN ENTRY & SUITE G-1



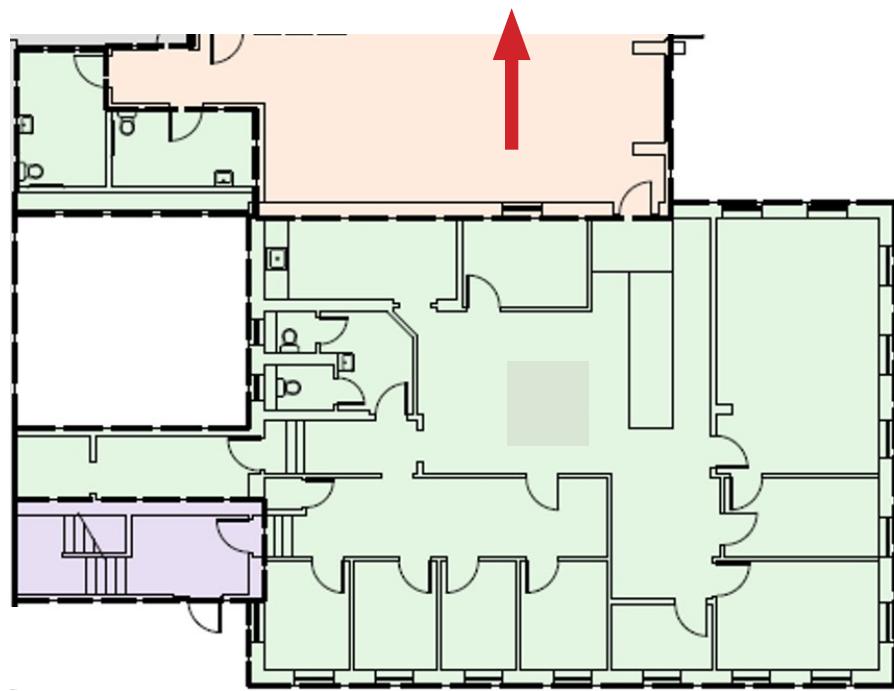
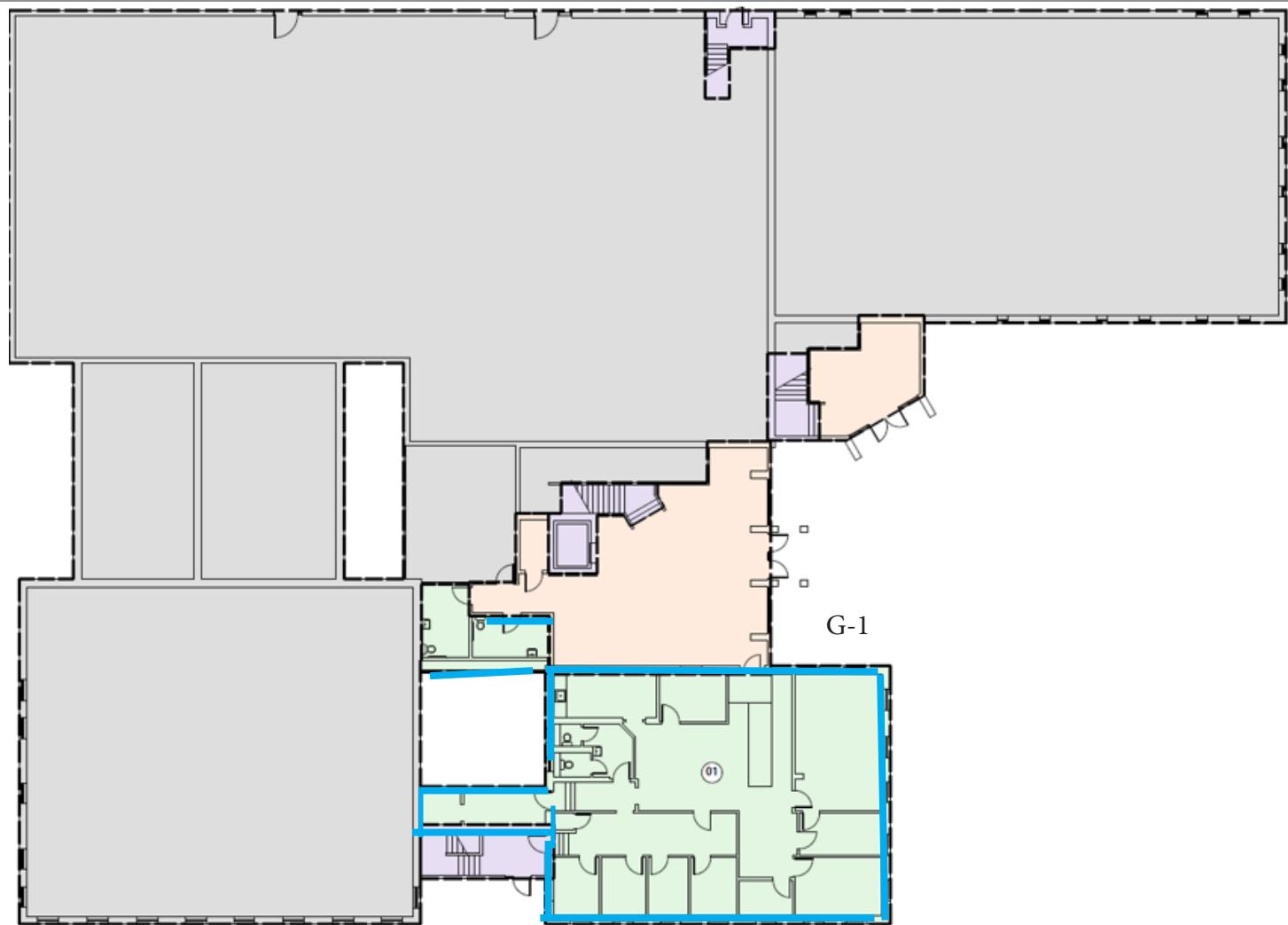
# PHOTOS

## SUITE 103A & AERIALS



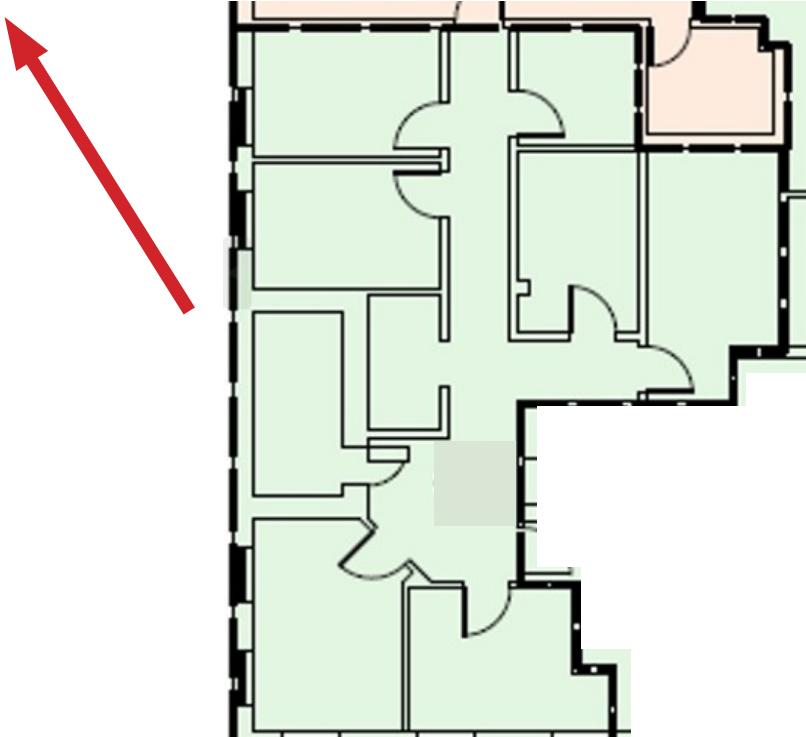
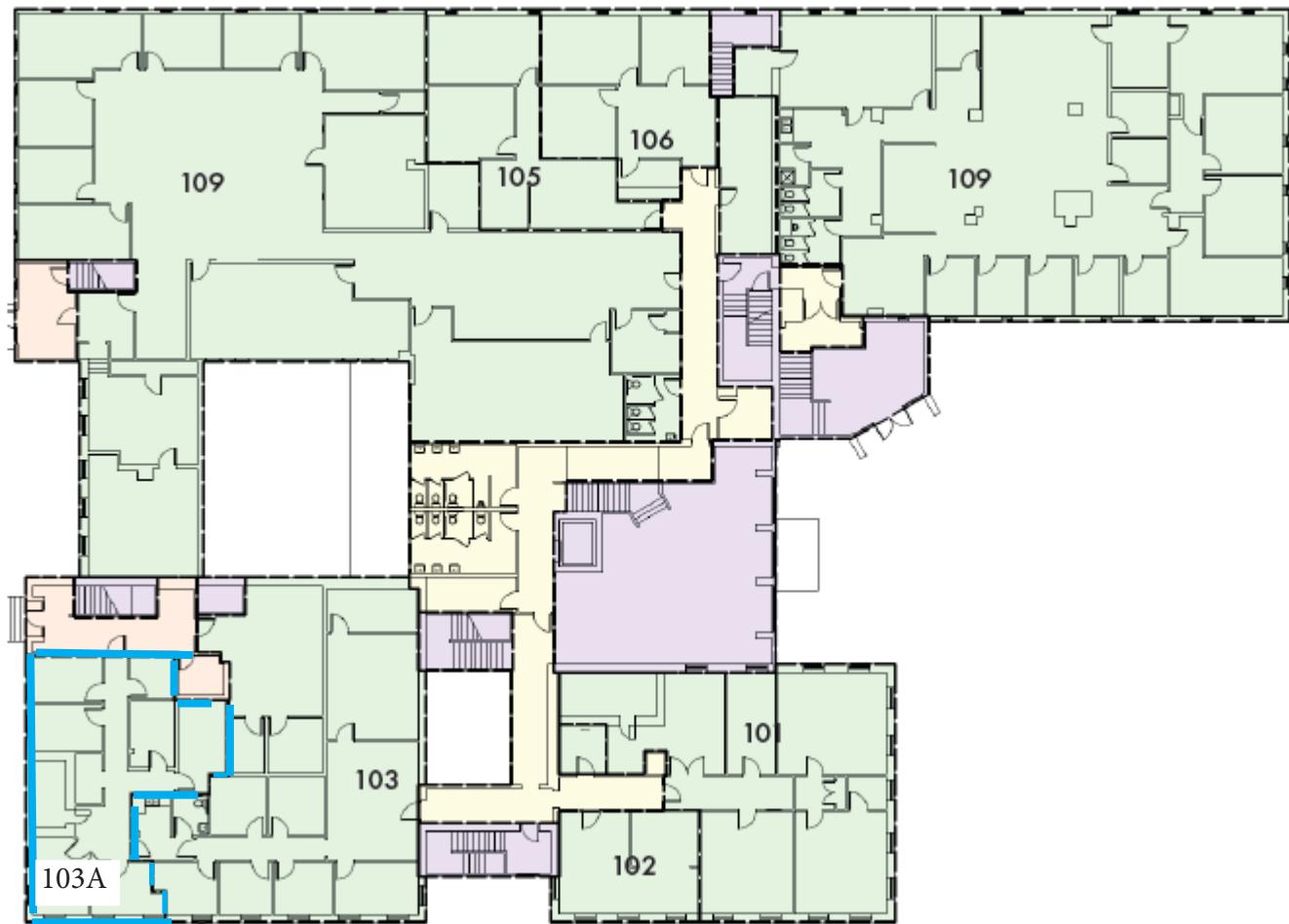
# GROUND FLOOR PLAN | SUITE G-1

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# FIRST FLOOR PLAN | SUITE 103A

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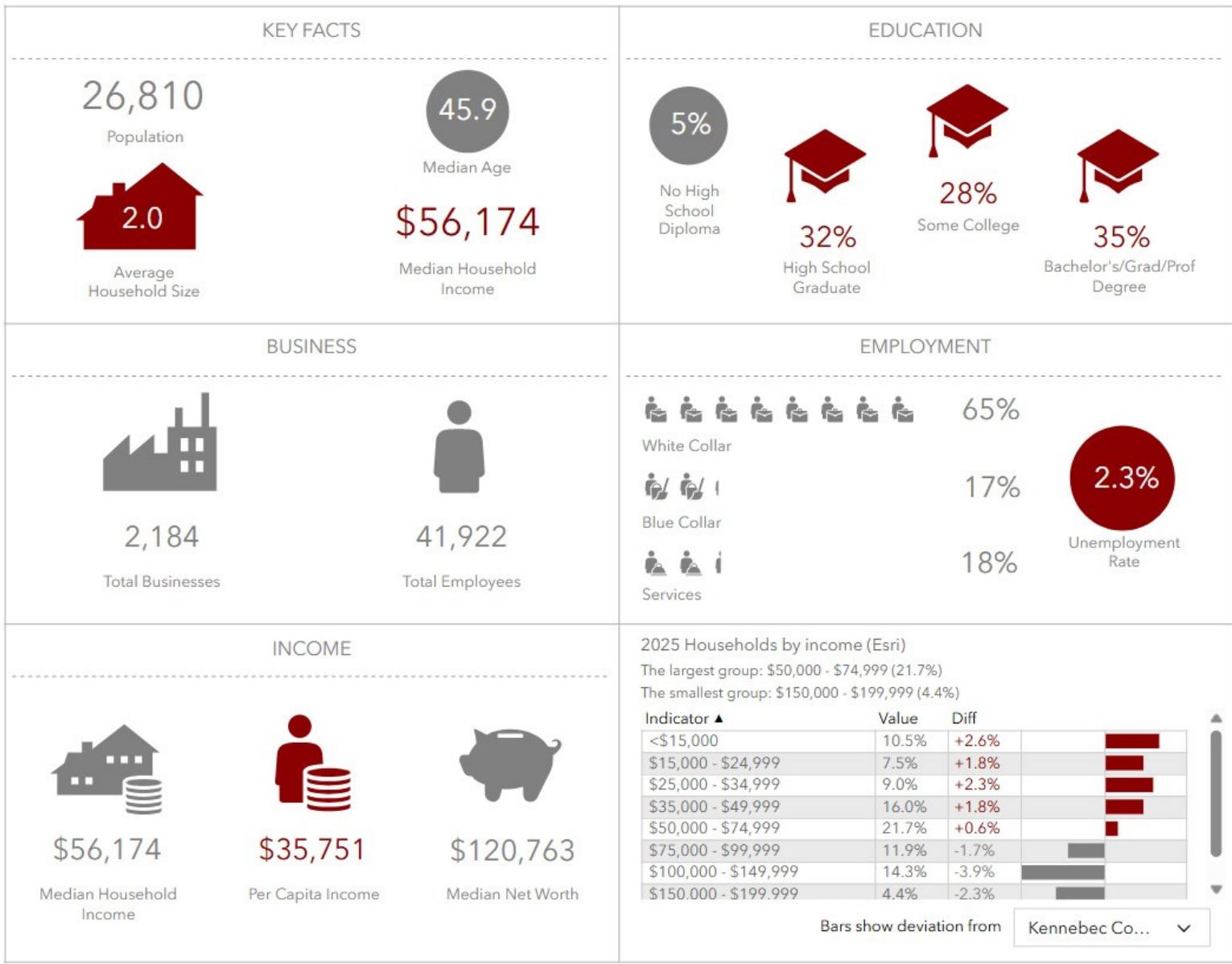


# DEMOGRAPHICS

## One Weston Court | Augusta, ME



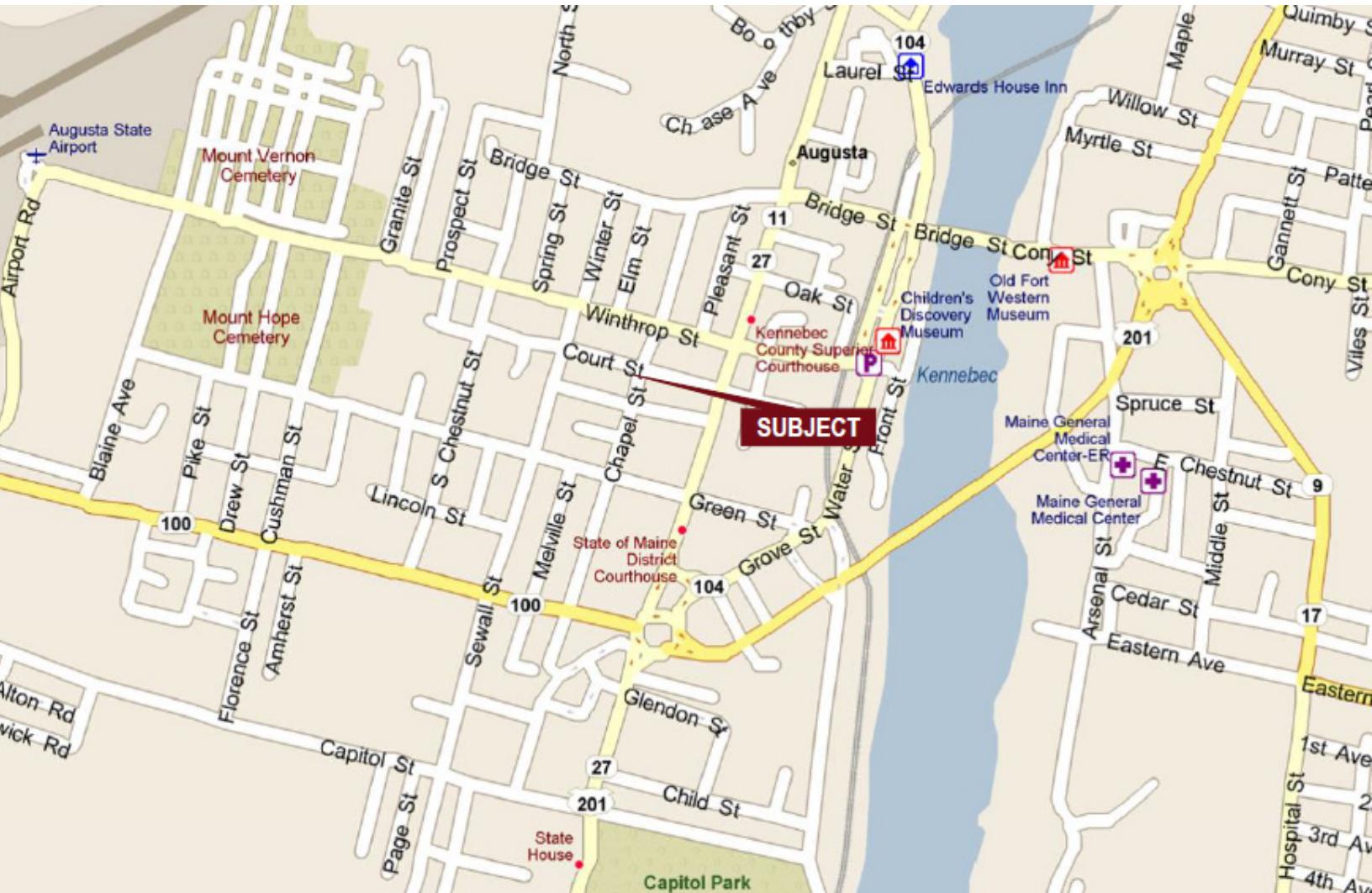
### 5 MILE RADIUS



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