

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**



MARK MALONE, CCIM
207.773.6000 D
207.233.6000 C
mark@malonecb.com



NICK MALONE
207.558.9466 D
207.632.6010 C
nick@malonecb.com

MALONE COMMERCIAL BROKERS
5 Moulton Street • Suite 3
Portland, ME 04101
207.772.2422 • malonecb.com

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

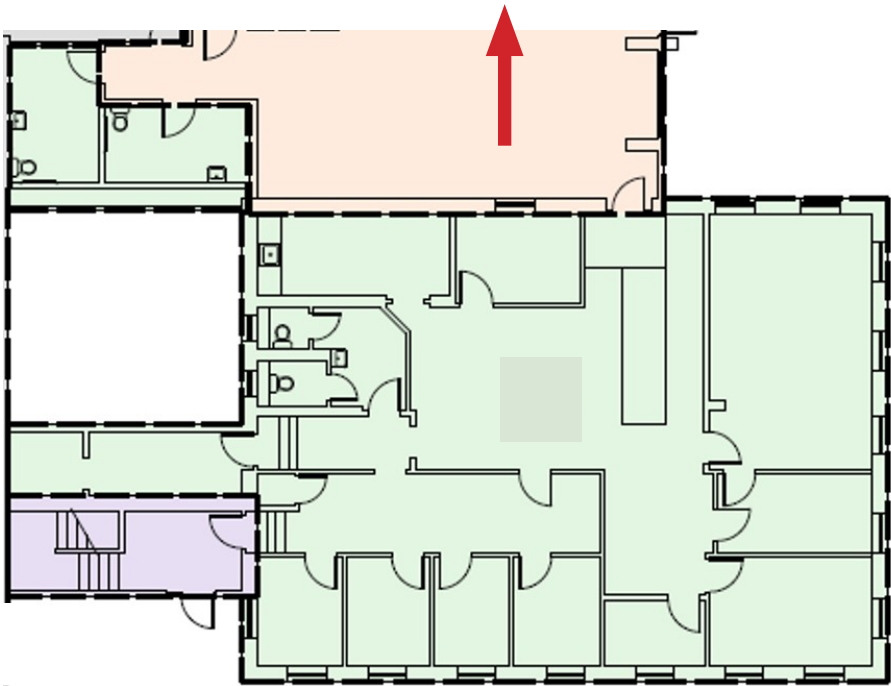
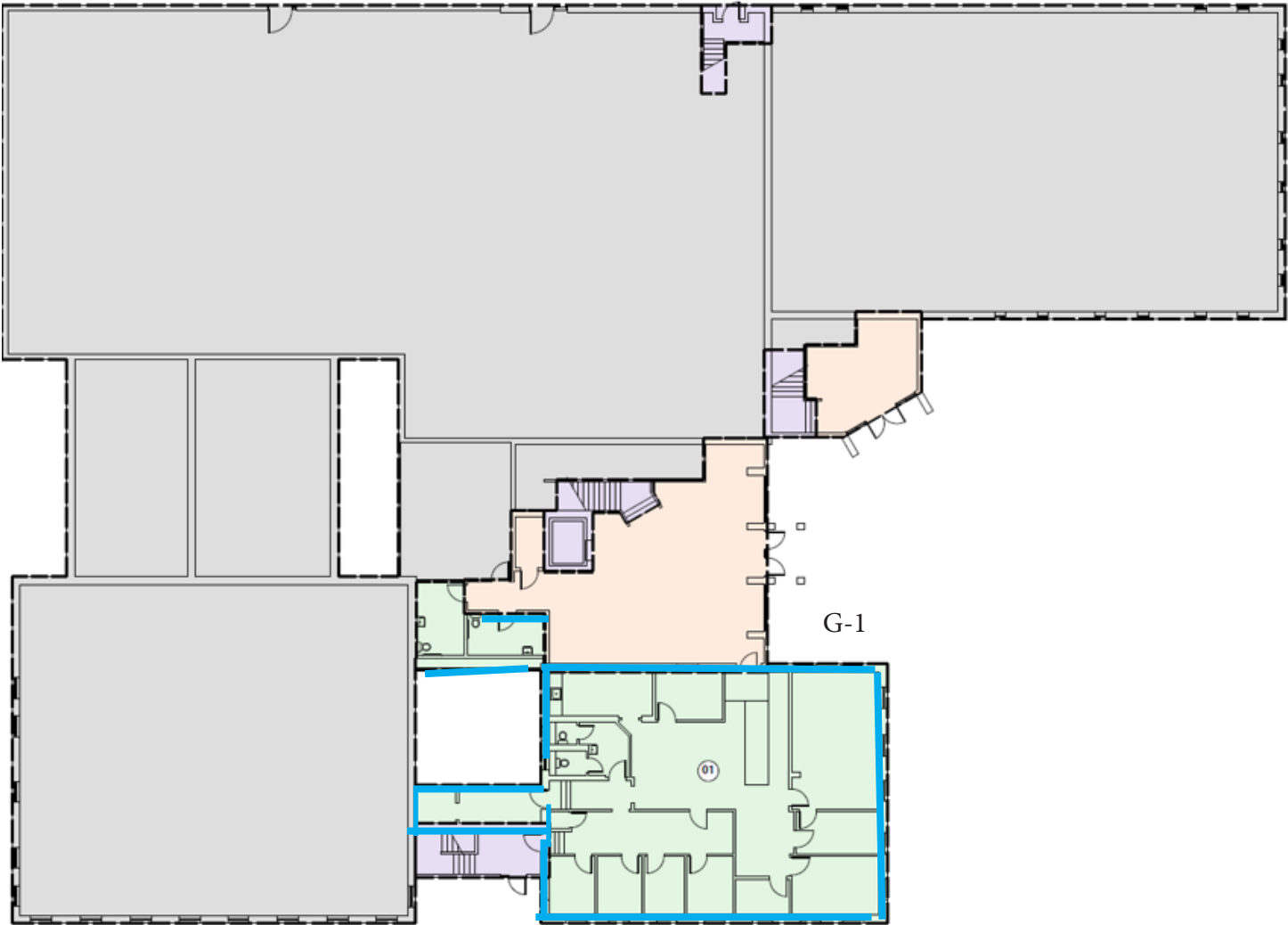


PHOTOS

SUITE 103A & AERIALS

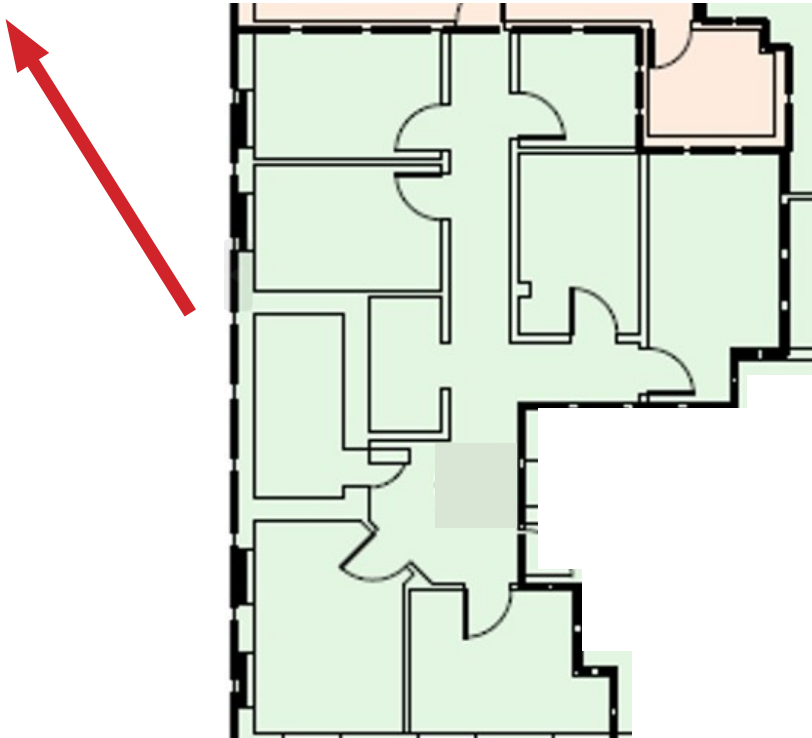
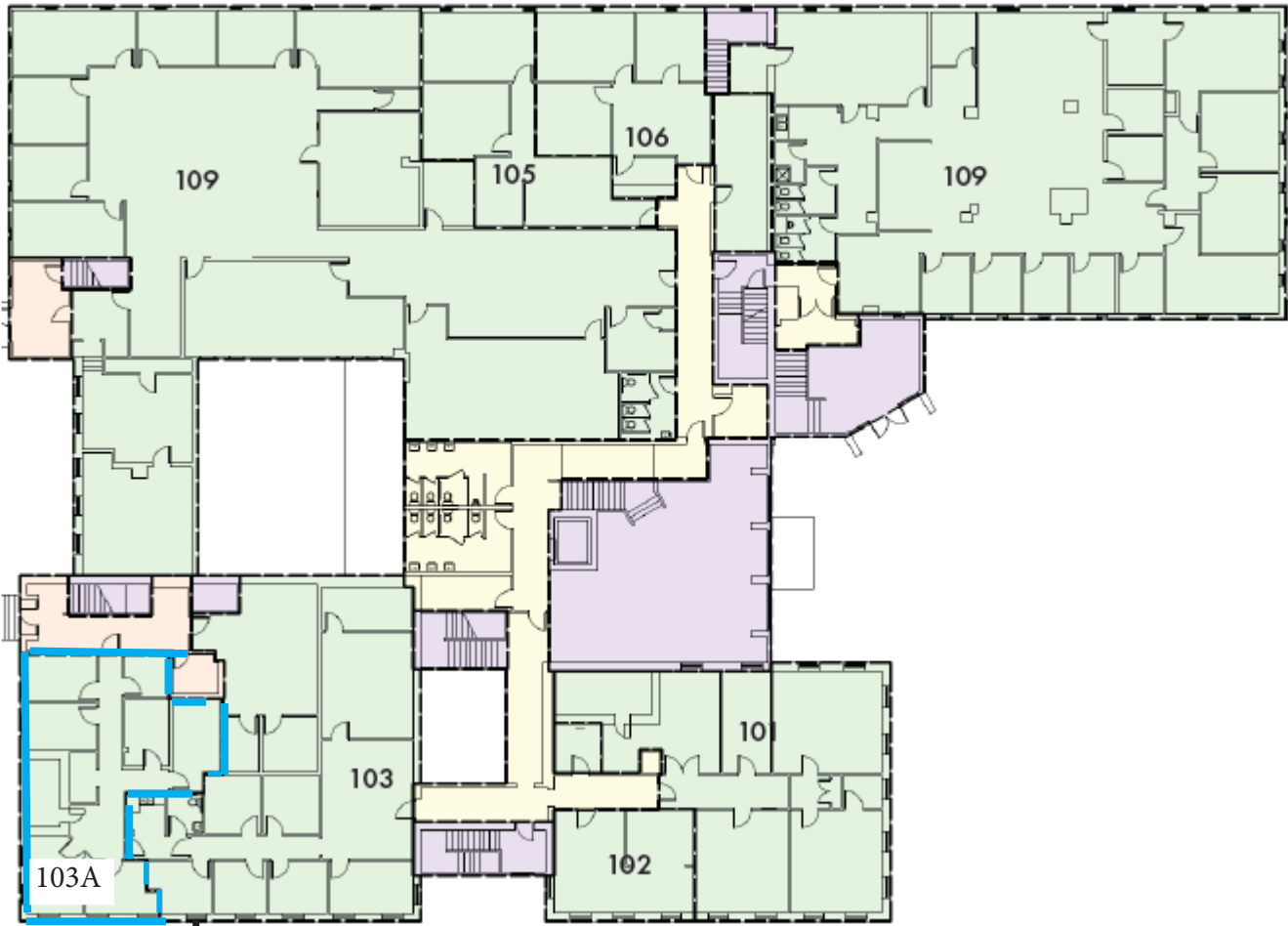


GROUND FLOOR PLAN | SUITE G-1
One Weston Court | Augusta, ME



FIRST FLOOR PLAN | SUITE 103A

One Weston Court | Augusta, ME



DEMOGRAPHICS

One Weston Court | Augusta, ME



5 MILE RADIUS

KEY FACTS

26,810

Population

45.9

Median Age



2.0

Average Household Size

\$56,174

Median Household Income

EDUCATION

5%

No High School Diploma



32%

High School Graduate



28%

Some College



35%

Bachelor's/Grad/Prof Degree

BUSINESS



2,184

Total Businesses



41,922

Total Employees

EMPLOYMENT



65%

White Collar



17%

Blue Collar



18%

Services

2.3%

Unemployment Rate

INCOME



\$56,174

Median Household Income



\$35,751

Per Capita Income



\$120,763

Median Net Worth

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (21.7%)

The smallest group: \$150,000 - \$199,999 (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	10.5%	+2.6%	
\$15,000 - \$24,999	7.5%	+1.8%	
\$25,000 - \$34,999	9.0%	+2.3%	
\$35,000 - \$49,999	16.0%	+1.8%	
\$50,000 - \$74,999	21.7%	+0.6%	
\$75,000 - \$99,999	11.9%	-1.7%	
\$100,000 - \$149,999	14.3%	-3.9%	
\$150,000 - \$199,999	4.4%	-2.3%	

Bars show deviation from

Kennebec Co... ▼

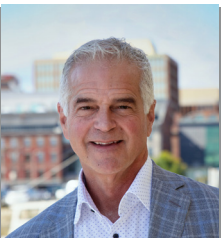
This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of the document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.

FOR LEASE | OFFICE SPACE

One Weston Court | Augusta, ME



This document has been prepared by Malone Commercial Brokers for advertising and general information only. Malone Commercial Brokers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding, but not limited to, warranties of content, accuracy, and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Malone Commercial Brokers excludes unequivocally all informed or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages there from. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Malone Commercial Brokers is acting as the Seller's/Lessor's agent in the marketing of this property.



MARK MALONE, CCIM

207.773.6000 D

207.233.6000 C

mark@malonecb.com



NICK MALONE

207.558.9466 D

207.632.6010 C

nick@malonecb.com

MALONE COMMERCIAL BROKERS

5 Moulton Street • Suite 3

Portland, ME 04101

207.772.2422 • malonecb.com