

FOR LEASE

OFFICE/RETAIL
SPACE



264 CIVIC CENTER DRIVE AUGUSTA, ME 04330

- 3,000 - 7,525± SF office/retail space
- Convenient location near I-95 Exits 112 & 113
- Located on heavily traveled Civic Center Drive
- Ample, on-site paved parking
- Area businesses include MaineGeneral, The Augusta Civic Center, Miller Fitness, Skowhegan Savings Bank, Tractor Supply, Unlimited Technology, The Furniture Gallery, Wendy's and many more.
- Highway visibility



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PROPERTY DETAILS

OWNER	J&R Associates
ASSESSOR'S REFERENCE	Map 5A/Lot 62
BUILDING SIZE	19,028± SF
LOT SIZE	8.5± Acres
YEAR BUILT	1994
AVAILABLE SUITE	Office/Retail 5,290± SF - 1st Floor 2,235± SF Mezzanine 7,525± SF Total
LAYOUT	The space features a mixture of private offices, a large open area, kitchenette, a break room and a conference room.
SPRINKLERS	Yes
HVAC	Gas - fired, forced hot air Central A/C (separately metered)
ZONING	IA - Industrial District
CONSTRUCTION	Steel & Brick
FOUNDATION	Concrete
BUILDING TENANTS	Miller Fitness & Unlimited Technology
PARKING	Ample, on-site paved parking
UTILITIES	Public water and sewer
LEASE RATE	Office/Retail - \$12.00/SF NNN
NNN EXPENSES (EST.)	\$3.50/SF

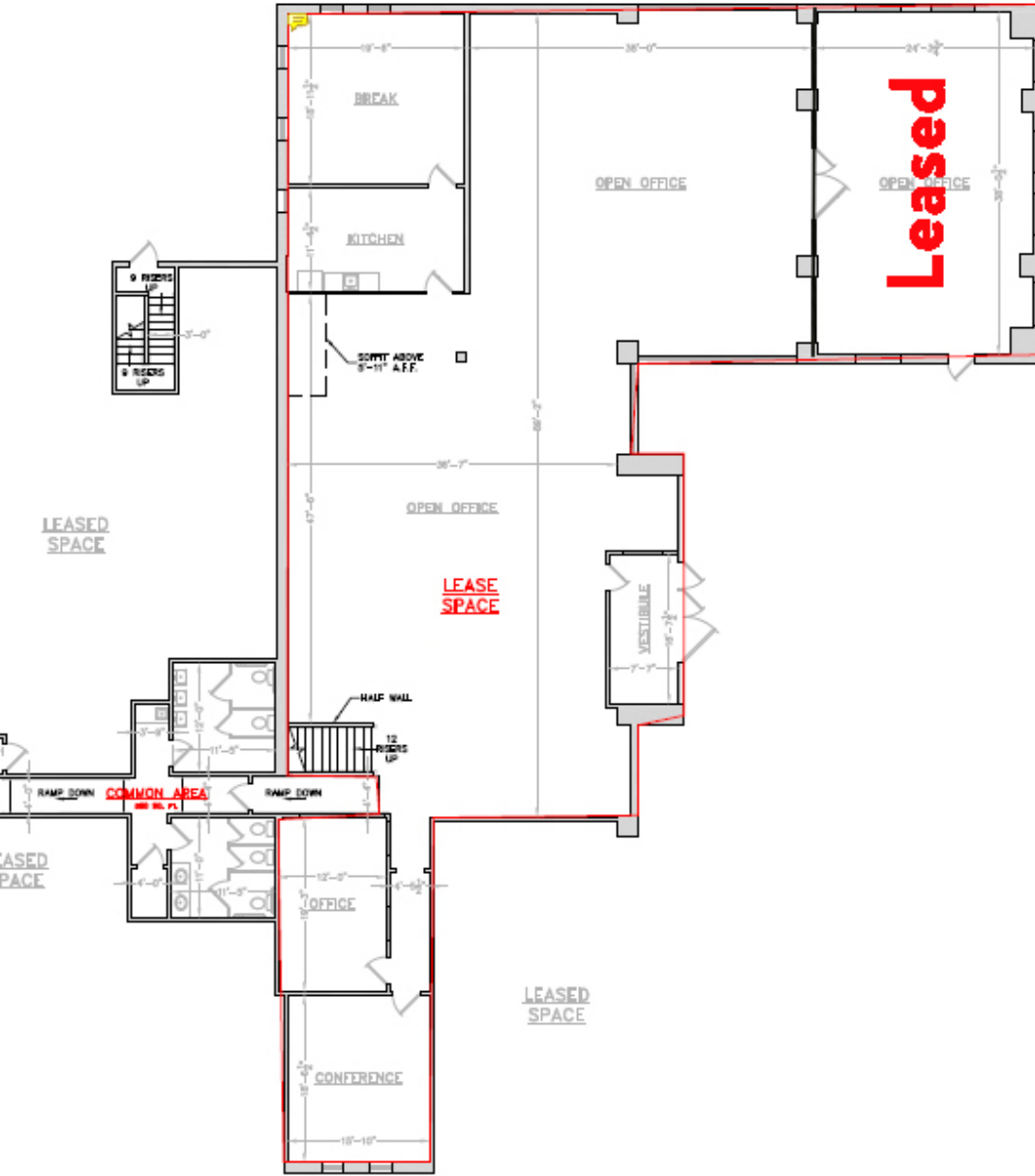


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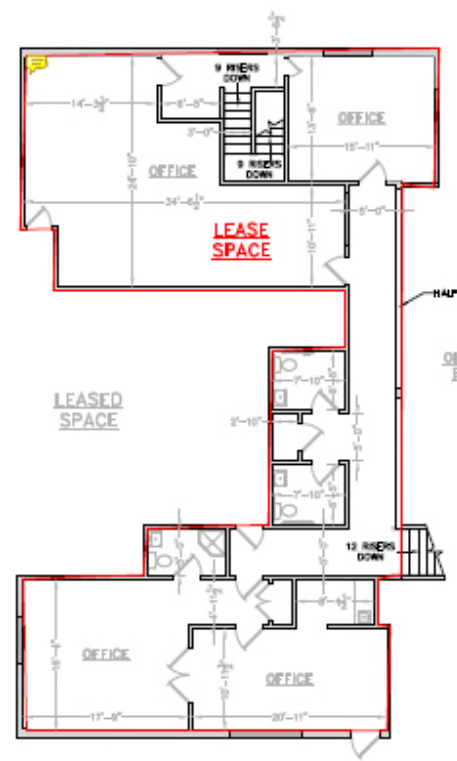
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FLOOR PLANS



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

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CONTACT US



NICK LUCAS

Partner, Broker
+1 207 557 3513 C
nlucas@boulos.com

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