

# FOR LEASE | RETAIL/FLEX/OFFICE SPACE

171 CAPITOL STREET, AUGUSTA, ME 04330



## PROPERTY HIGHLIGHTS

- 3,900± SF retail/flex/office space
- Close proximity to State of Maine office buildings and the State House
- Conveniently located off Capitol Street at an entrance to Shaw's Plaza
- Great visibility with a traffic count of 11,324± cars/day (MDOT)
- Area businesses include: Shaw's, Reny's, Planet Fitness, Burger King, Applebee's, Circle K and State of Maine.
- Lease Rate: \$18.00/SF Gross



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## PROPERTY DETAILS

OWNER OF RECORD J & R Associates, LLC

ASSESSOR'S REF Map 23, Lot 102 A

BUILDING SIZE 11,100± SF

AVAILABLE SPACE 3,900± SF (Unit #3)

LOT SIZE .90± Acre

ZONING CC - Regional Business

HVAC Natural Gas; Forced Air, Central AC  
Roof top units

UTILITIES Municipal water and sewer

PARKING On-site, paved parking

LEASE RATE \$18.00/SF Gross

## CONTACT US



**NICK LUCAS**  
Partner, Broker  
**207.557.3513**  
**[nlucas@boulos.com](mailto:nlucas@boulos.com)**

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