

# FOR LEASE | OFFICE SPACE

151 CAPITOL STREET, AUGUSTA, ME 04330



## PROPERTY HIGHLIGHTS

- 3,500± SF of Class A office space on the 2nd Floor
- Located 0.5± miles from the State Capitol building, approximately 1 mile from the Maine Turnpike
- Ample on-site parking
- Adjacent tenants include Pierce Atwood, VHB, Kleinfelder, Efficiency Maine, One River CPA'S, Taylor, McCormack, & Frame, Kozak & Gayer, and Serra Public Affairs and more.
- Elevator building with central heat and A/C

LEASE RATE: \$17.00/SF NNN



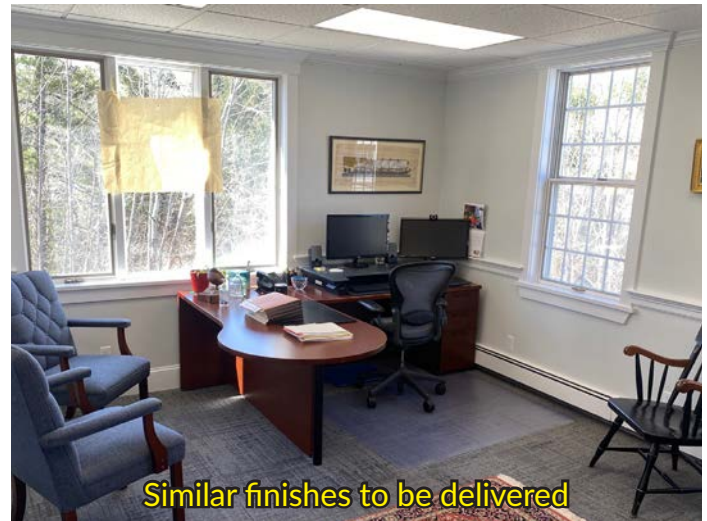
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## PROPERTY DETAILS

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
| OWNER           | MPDC I, Inc.                                                    |
| MAP/LOT         | 23/1                                                            |
| BUILDING SIZE   | 15,328± SF                                                      |
| AVAILABLE SUITE | 3,500± SF (2nd Floor)                                           |
| LOT SIZE        | 1.43± AC                                                        |
| STORIES         | Two (2)                                                         |
| ELEVATOR        | Yes                                                             |
| YEAR BUILT      | 1975                                                            |
| ZONING          | CB - Local Business                                             |
| HVAC            | Natural gas fired; variable air volume (heat and A/C) duct work |
| LIGHTING        | LED overhead lighting                                           |
| UTILITIES       | Public water & sewer<br>Fiber Internet                          |
| PARKING         | On-site, in common with other tenants                           |
| LEASE RATE      | \$17.00/SF NNN                                                  |
| NNN EXPENSES    | To be Determined                                                |

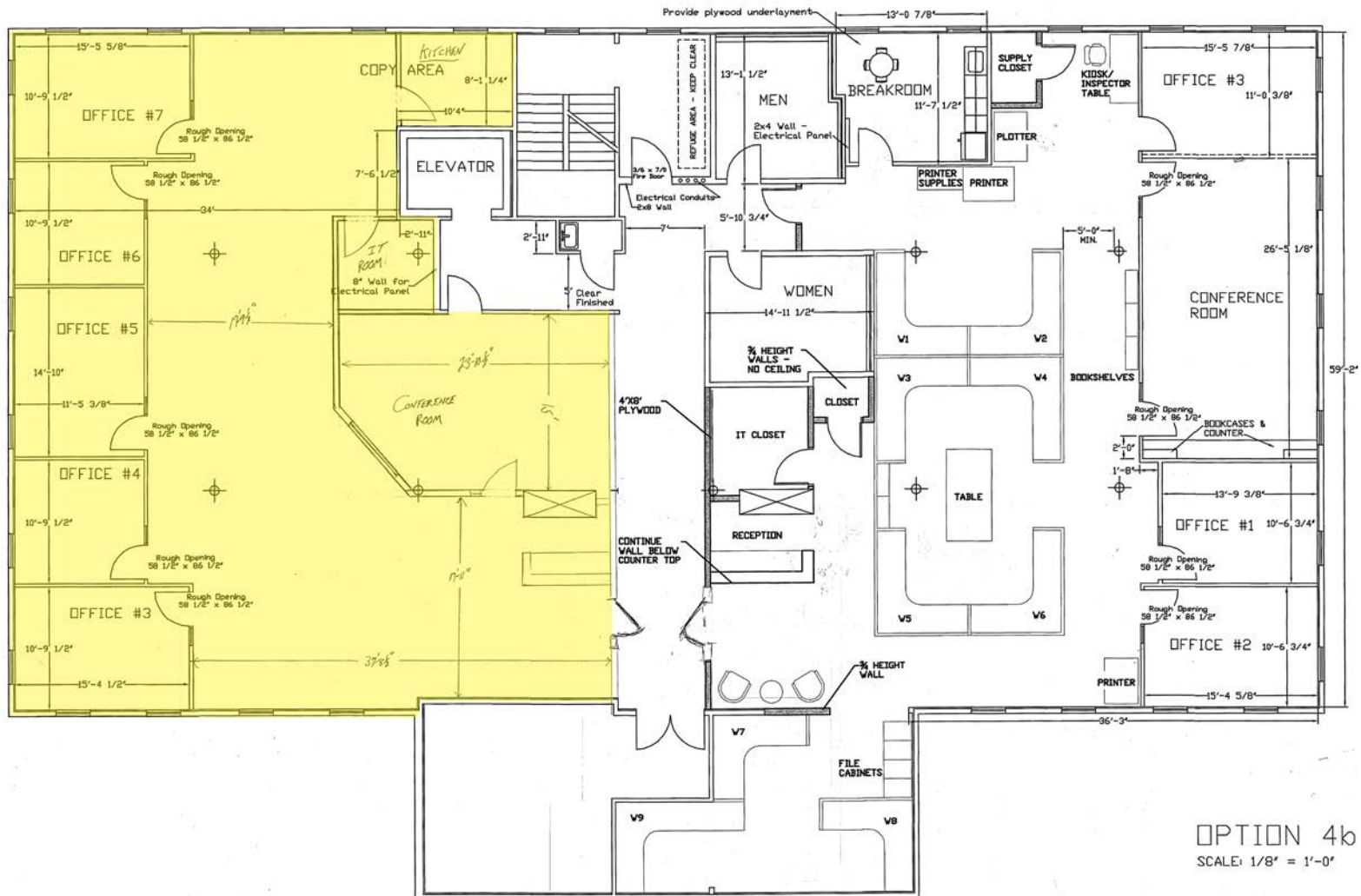


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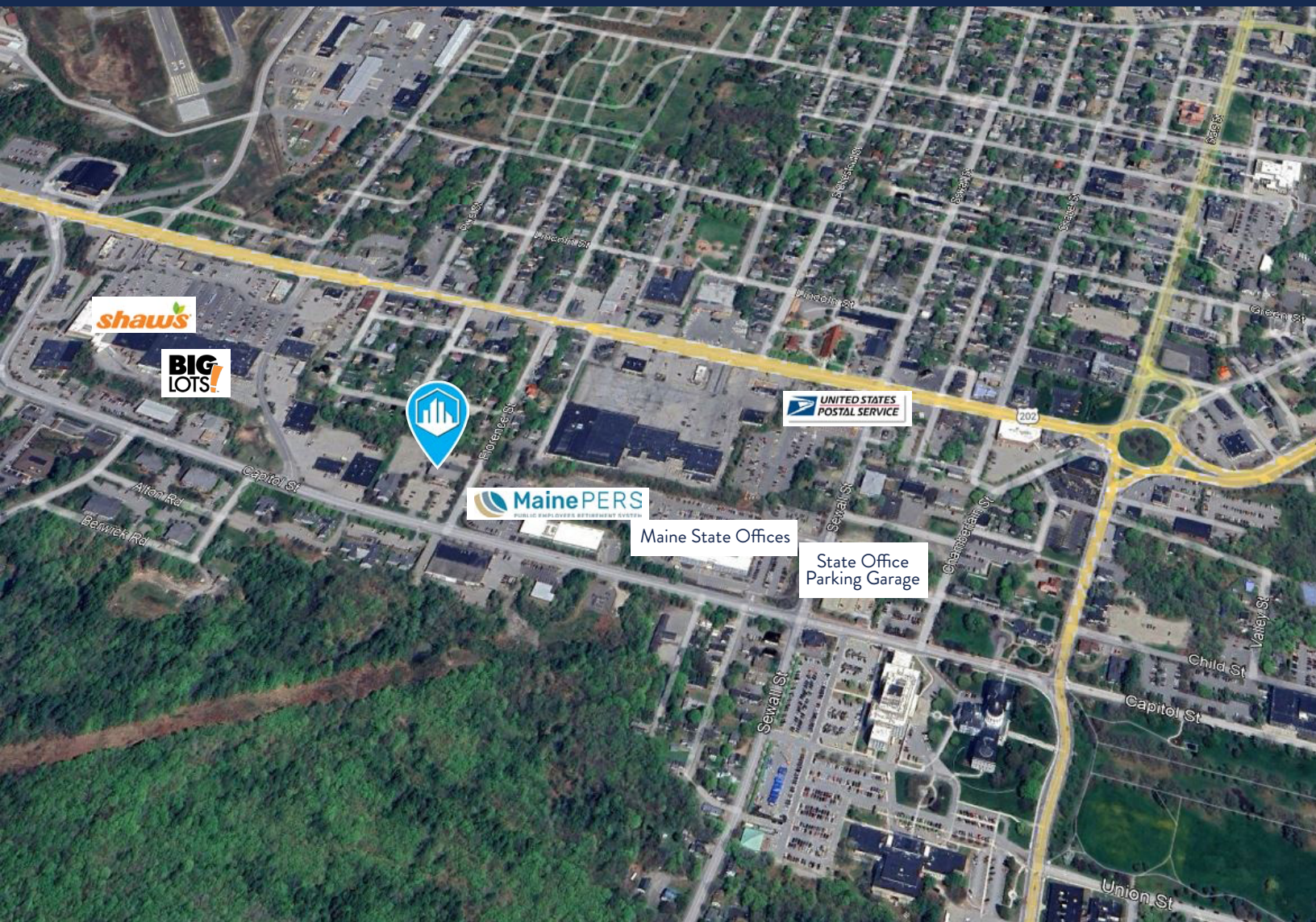


## FLOOR PLAN



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## CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.