

# FOR SALE



## CLASS A MEDICAL OFFICE BUILDING

21 ENTERPRISE DRIVE  
AUGUSTA, ME 04330

## PROPERTY HIGHLIGHTS

- 18,407±sf Class A Medical Office Building fully-leased to MaineGeneral Medical Center thru 12/31/2028
- 120 parking spaces
- Conveniently located near Civic Center Drive Interstate Exit 112 and MaineGeneral's medical campus
- Annual rental increases
- Cap Rate: 8.5%
- Price: \$6,900,000



THE BOULOS  
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COMMERCIAL REAL ESTATE

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## PROPERTY DETAILS

OWNER OF RECORD	MRE, LLC	UTILITIES	Municipal water/sewer
BUILDING SIZE	18,407± SF	CEILING HEIGHT	10'
REGISTRY OF DEEDS	Book 11726, Page 318	ELECTRICAL	1200-amp
MAP / LOT	Map 1, Lot 234	SPRINKLERS	Wet system
ZONING	Industrial	ALARM SYSTEMS	Smoke, fire and security
LOT SIZE	3.68± Acre	PARKING	120± on-site parking spaces
CONSTRUCTION	Steel frame (Built 2007)	REAL ESTATE TAXES	\$58,362 (FY 2023/2024)
ROOF	Flat membrane roof cover	SALE PRICE	\$6,900,000
HVAC	Propane gas-fired forced air		



Lot lines are approximate

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## LEASE ABSTRACT

<b>Tenant:</b>	MaineGeneral Medical Center, a Maine non-profit hospital corporation
<b>Landlord:</b>	MRE LLC
<b>Leased Premises:</b>	18,407 SF
<b>Lease Term:</b>	Ten (10) Years
<b>Commencement:</b>	September 1, 2019 (original commencement, extended upon amendment)
<b>Option Terms:</b>	Two (2) Periods of Five-Years Each with at least six (6) months' notice
<b>Option Rent:</b>	At Fair Market Value as defined, subject to annual increases of 2.5%

### Current Rent Schedule:

	RENT/SF	BASE RENT	PARKING	TI	TOTAL
1/1/2024	\$11.31	\$208,179.11	\$6,000.00	\$371,468.22	\$585,647.33
1/1/2025	\$11.60	\$213,383.59	\$6,000.00	\$371,468.22	\$590,851.81
1/1/2026	\$11.89	\$218,718.18	\$6,000.00	\$371,468.22	\$596,186.40
1/1/2027	\$12.18	\$224,186.13	\$6,000.00	\$371,468.22	\$601,654.35
1/1/2028	\$12.49	\$229,790.79	\$6,000.00	\$371,468.22	\$607,259.01

### Landlord Costs:

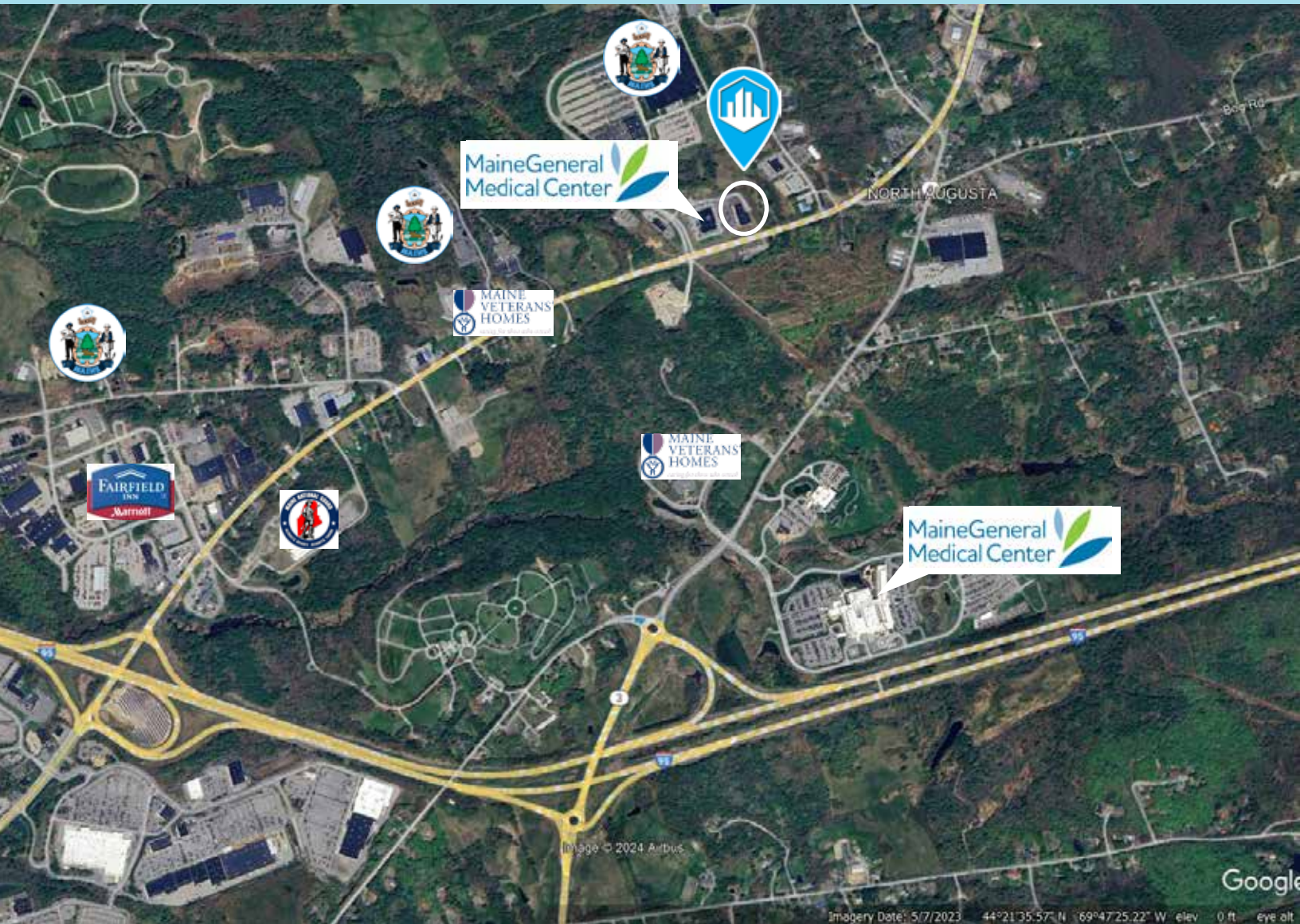
- Landlord pays, and is reimbursed by Tenant, for Direct Expenses as defined, which include Real Estate Taxes, Insurance, Maintenance, Lawn & Landscaping, Snow Plowing, Removal & Sanding, Fire Alarm Telephone Line, house electric meter and management.
- Landlord responsible for roof, exterior walls, windows, and structure.

### Tenant Costs:

- Tenant pays Direct Expenses as defined which include additional parking expense, trash removal, pest control, fuel (propane), water, sewer, electric and janitorial.

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## CONTACT US



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