



For Sale

Professional Office Building

Mike Cobb

Managing Director
+1 207 712 9318
m.cobb@colliers.com

Abby Woodman

Associate
+1 207 272 6393
abby.woodman@colliers.com

Colliers

217 Commercial Street, Suite 201
Portland, ME 04101
+1 207 560 8000
colliers.com/maine

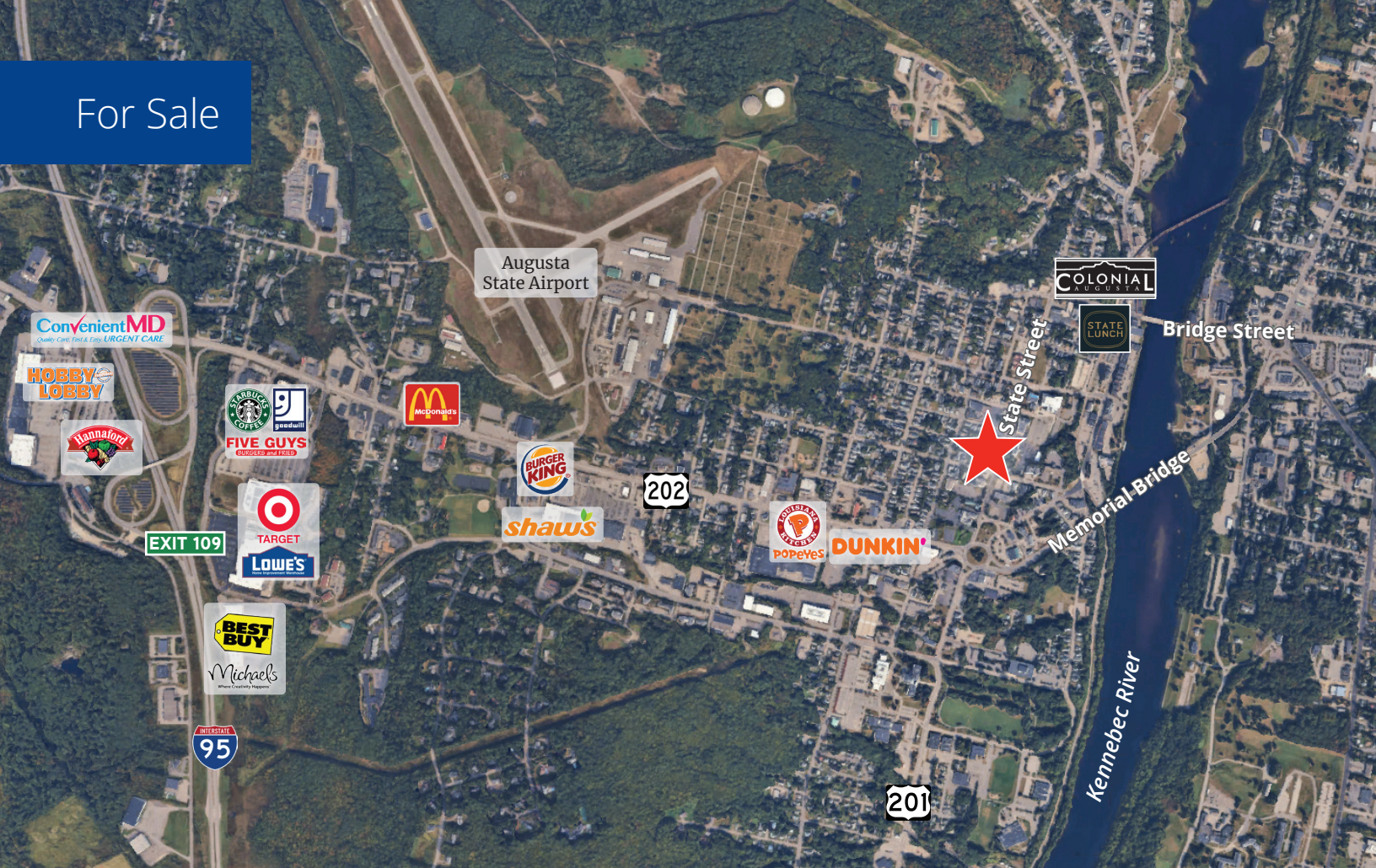
122 State Street Augusta, ME

Property Highlights

- 4,517± SF freestanding professional office building available for sale near the Maine State House, state offices, and downtown Augusta
- Ideal opportunity for an organization seeking the control, identity, and long-term benefits of owning its headquarters
- Finished space over 3-stories allows for a variety of office functions and flexible configurations
- 0.35± acre parcel with on-site parking and 66'± of frontage on prominent State Street
- Zoning supports the area's concentration of government, institutional, and professional office activity; buyer to verify intended use
- Currently occupied by the American Lung Association; property will be conveyed vacant at closing

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

For Sale



Specifications

Address:	122 State Street
Location:	Augusta, ME 04330
Owner(s):	American Lung Association of Maine
Map/Lot:	33/154
Book & Page:	4886 & 0195
Building Type:	Office
Year Built:	1860
Total Building SF:	4,517±
Floors:	2
Acreage:	0.35±
Utilities:	Municipal water & sewer Oil-fired hot water
Zoning:	Institutional/Business/Professional (BP)
Parking:	Ample on-site
List Price:	\$650,000



Colliers | 217 Commercial St, Suite 201, Portland, ME 04101
+1 207 560 8000 | colliers.com/maine