

# 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



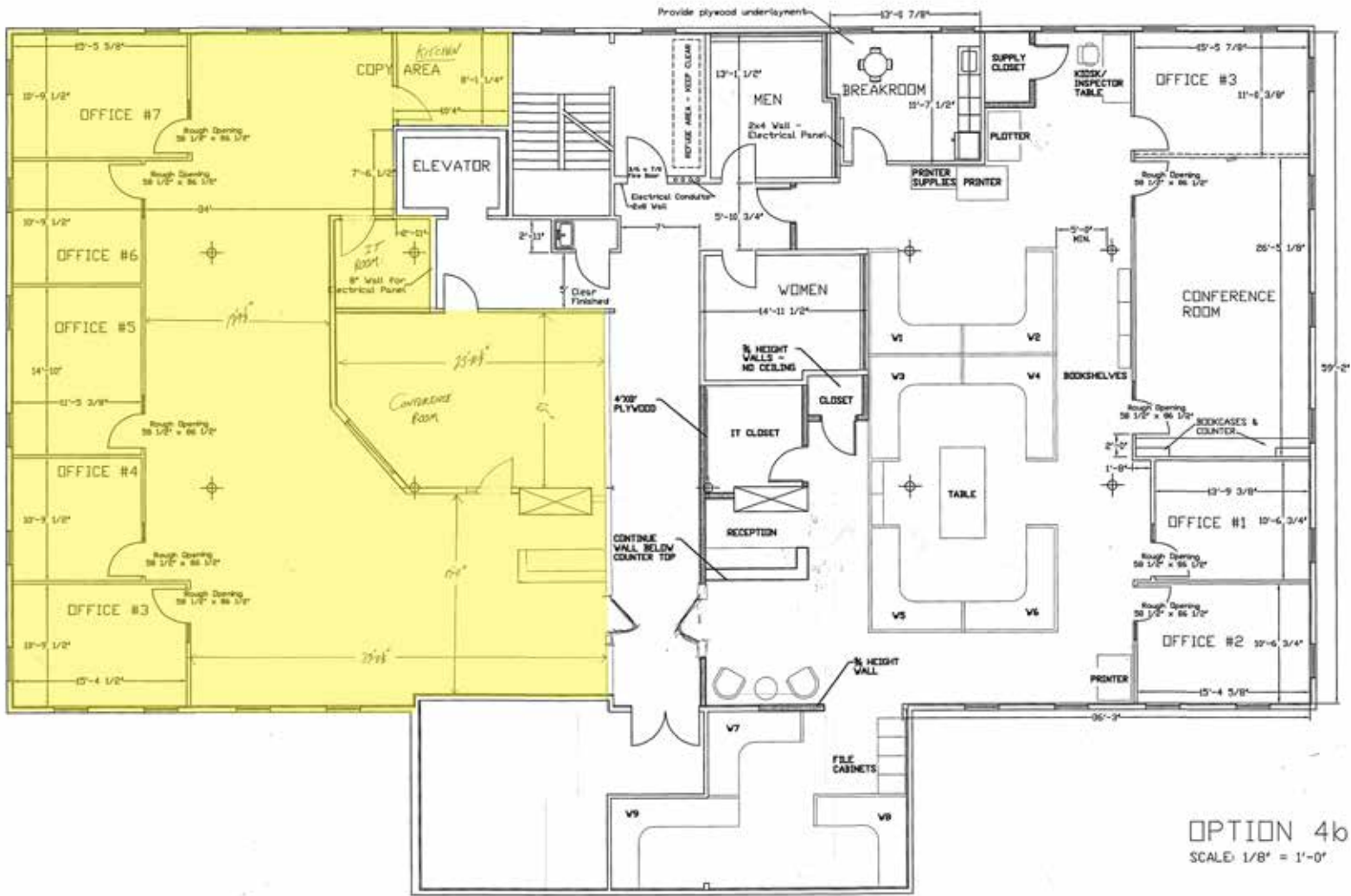
THE BOULOS  
COMPANY

## 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 Fiber Internet
PARKING	On-site, in common with other tenants
LEASE RATE	\$17.00/SF NNN
NNN EXPENSES	To be Determined

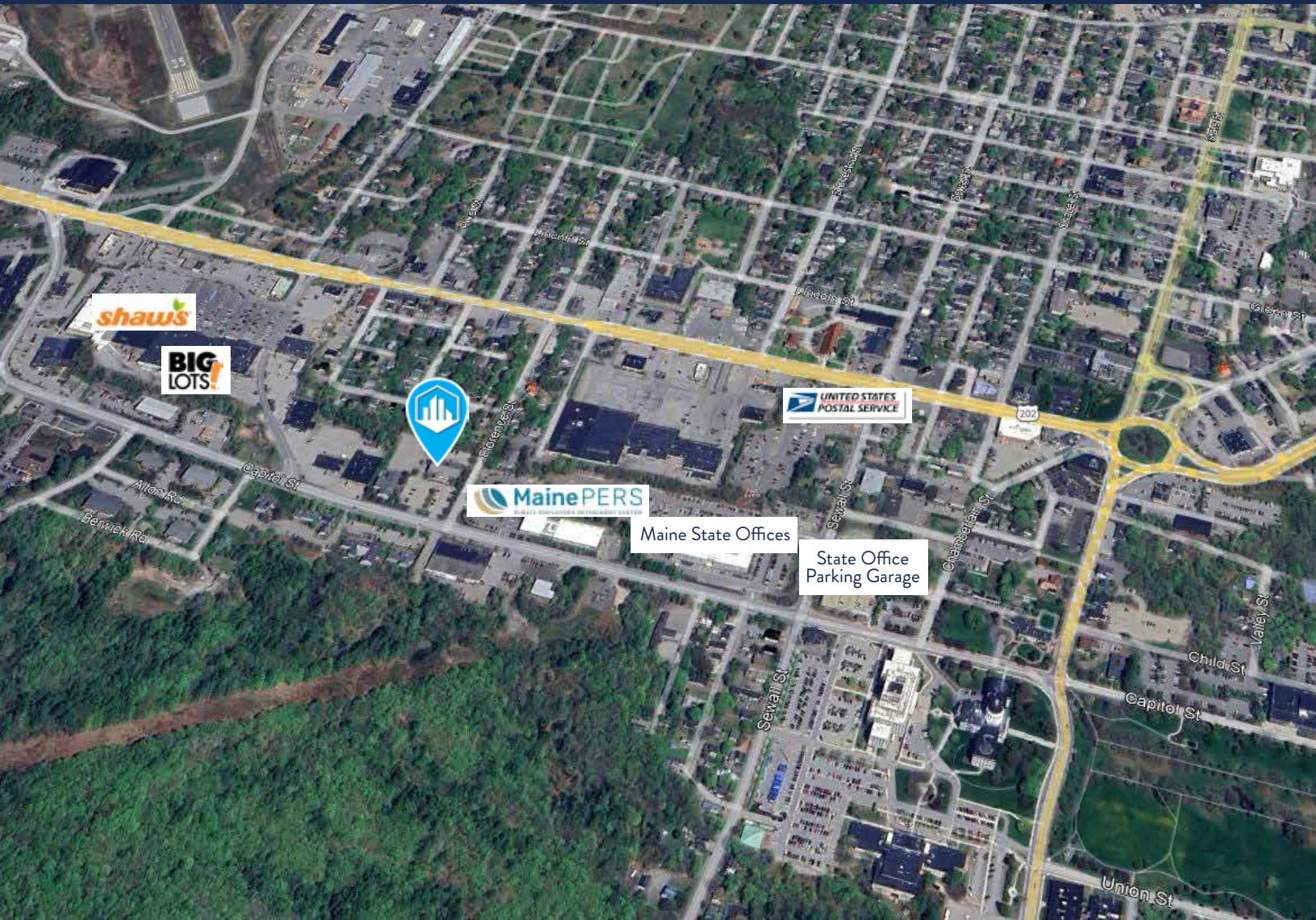


# FLOOR PLAN



OPTION 4b  
SCALE: 1/8" = 1'-0"

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## CONTACT US



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