Feature Sheet
1 Orchard St., Augusta, Maine

Recent History:
This highly visible property from Western Avenue has been the professional offices of 3 real estate companies over the years. It is an architecturally classic building with interior charm that lays out well for modern office use. Glass French doors to the Admin Office, Reception Area and Conference Room, large fireplace with mantle, sweeping stairs with oak railings…these all combine to provide a feeling of comfortable charm on the first floor. The second floor has a large bathroom and 4 private offices and 1 executive suite with secretarial station. The lower level previously provided storage plus additional office, break room and kitchen. This was renovated for a boutique salon in 2022 and rented out to Renew Salon. The Salon is currently a Tenant At Will and would like to stay on as a tenant.

Site Highlights:
Traffic Count at Western Ave: 11,530 ADT
Signage: 4 x 6 lit front sign frame facing Western Ave. – Wiring in place for a lit small sign at front top gable – Large wooden yard arm sign along Orchard St. – Directory Sign by front entry door.
Convenience to I-95 Exit 109 – Augusta State Airport – The State Capitol

Layout:
The first floor offers (see Floor Plans):
* area for a remote worker desk
* seating in front of an attractive fireplace and mantle
* large conference room with ambient lighting from a bay window
* front Admin office
* two private offices
* bathroom
* IT room and 2 closets

The second floor offers:
* a large bathroom
* 4 private offices with closets
* 1 executive office suite with separate secretarial area

Improvements History:

Description	Date
Signs	2005
Roof	2013
Security Lock System	2015
Paving	2021
Carpet and Painting	2021
Salon Remodel	2022
Blinds	2023
Paving Sealed & Security Cameras	2023
Paving Crack Seal, Sealed and Striped	2026

Natural Gas;
We had Summit Natural Gas bring in a natural gas line to the rear of the building. Should a new owner choose to replace the oil-fired heating system and take advantage of the very favorable Efficiency Maine Rebates, it is ready to go!