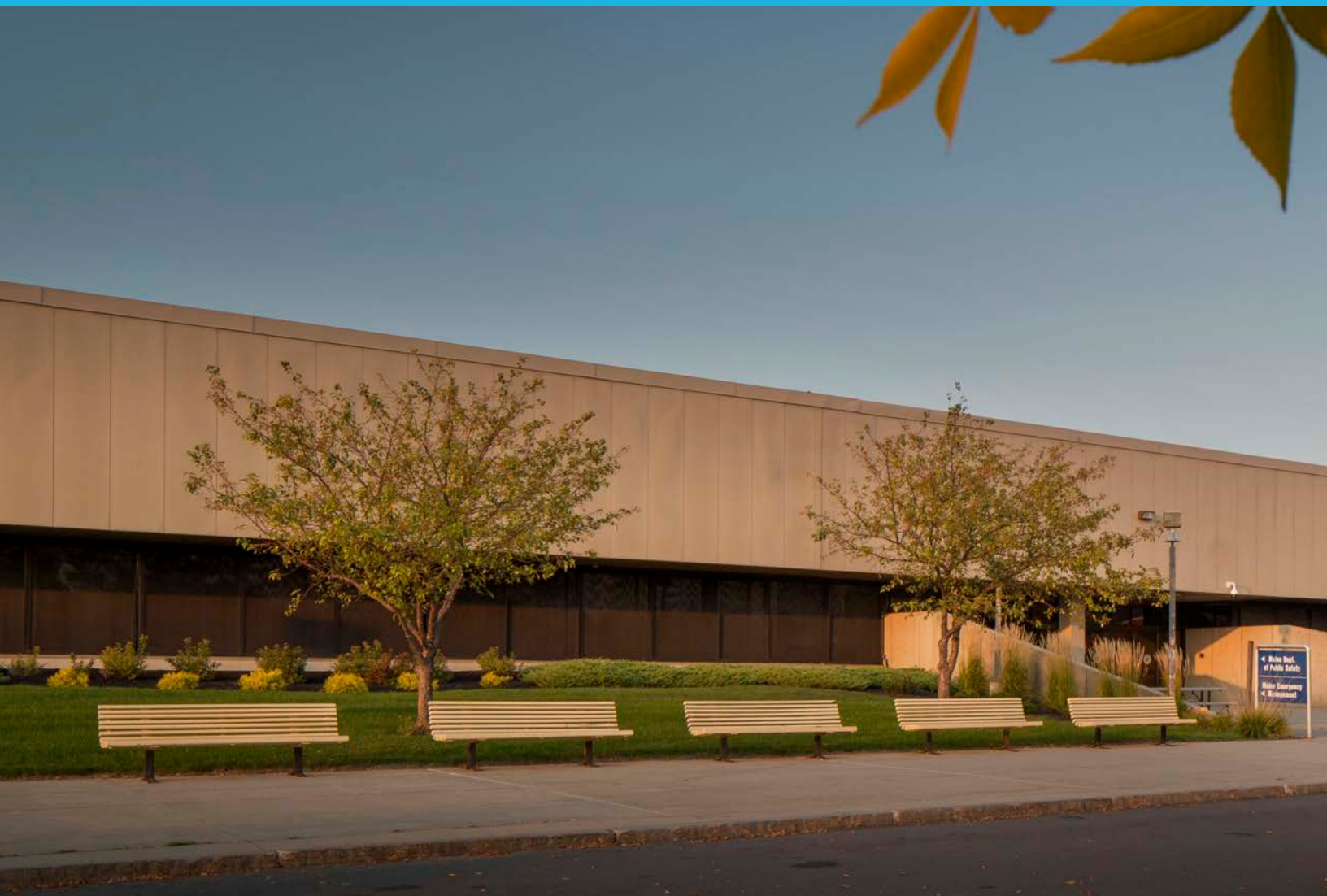


FOR LEASE | CENTRAL MAINE COMMERCE CENTER

45 COMMERCE CENTER DRIVE, AUGUSTA, ME 04330



PROPERTY HIGHLIGHTS

- Professional office suites ranging from 1,638± SF to 14,394± SF, with a total of 39,377± SF available
- Easy access to I-95 Exit 112 and Exit 113
- Convenient, free on-site parking (1,425 parking spaces)
- Professionally managed property with on-site security
- Building amenities include a café, cafeteria, gym, a walking loop, locker rooms, and showers.
- Building tenants include the State of Maine Department of Public Safety, Department of Labor, Public Utilities Commission, Office of Information Technology, Optum and Gainwell Technologies.
- Area businesses include MaineGeneral Medical Center, various State of Maine agencies, the Augusta Civic Center, and The Marketplace, one of the largest retail centers in the State of Maine.
- Lease Rates: \$12-\$14/sf NNN

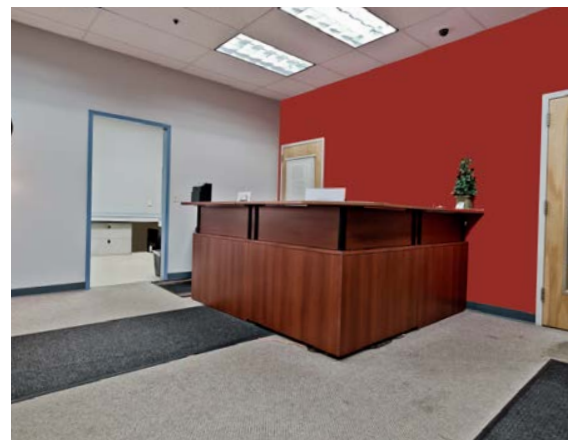
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PROPERTY DETAILS

OWNER	45 Commerce Drive Leasing, LLC
MAP/LOT	Map 1, Lots 38, 237 & 244
REDEVELOPMENT	Completely renovated in 2005-2006
ENTRANCE LOBBY	• There are two public entrances on the south side of the building. Some suites have individual exterior entrances. • Extensive directory and directional signage
HVAC	Central heating and cooling
ELECTRICAL	Two, 400-amp, three-phase systems, plus two 850 KW backup generators
SPRINKLERS	100% wet sprinkler system
SPECIAL FEATURES	Four (4) loading docks
PARKING	1,425± spaces
BUILDING AMENITIES	Cafe, gym, walking loop, locker rooms and showers
ZONING	IA - Industrial District
LEASE RATE	\$12.00 - \$14.00/SF NNN
CAM (Inc. HEAT)	\$7.91/SF (Est.)

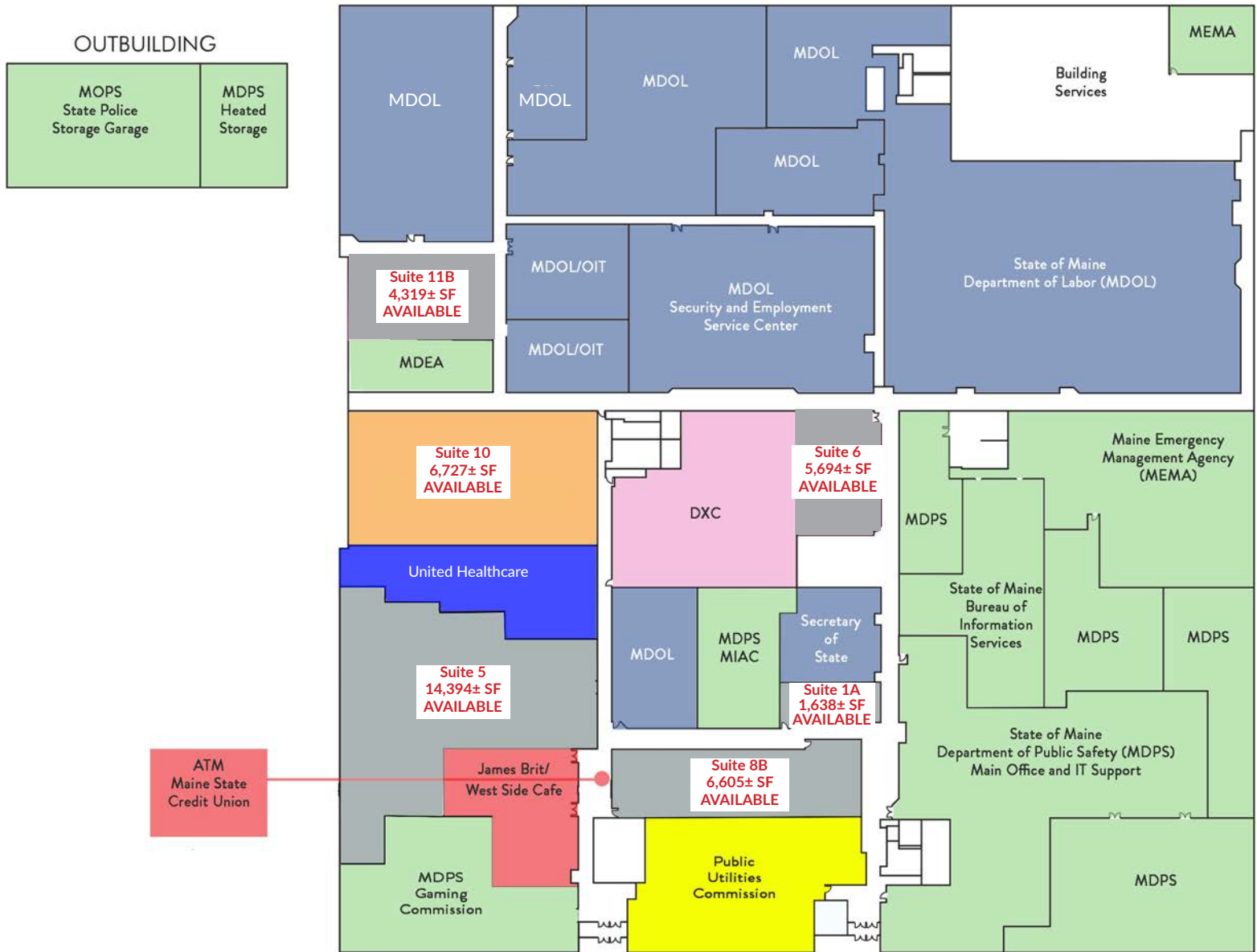


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45 COMMERCE CENTER DRIVE, AUGUSTA, ME 04330



FLOOR PLAN



FOR ILLUSTRATIVE PURPOSES ONLY

AVAILABLE SUITES

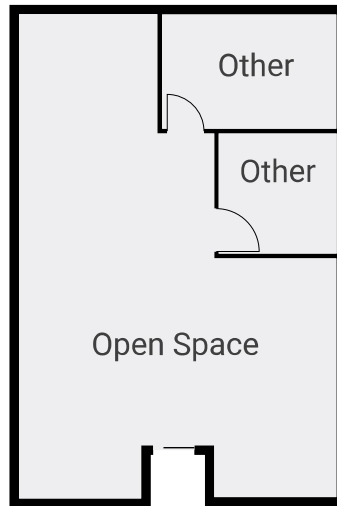
SUITES	SIZE (SF)
1A	1,638± SF
5	14,394± SF
6	5,694± SF
8B	6,605± SF
10	6,727± SF
11B	4,319± SF

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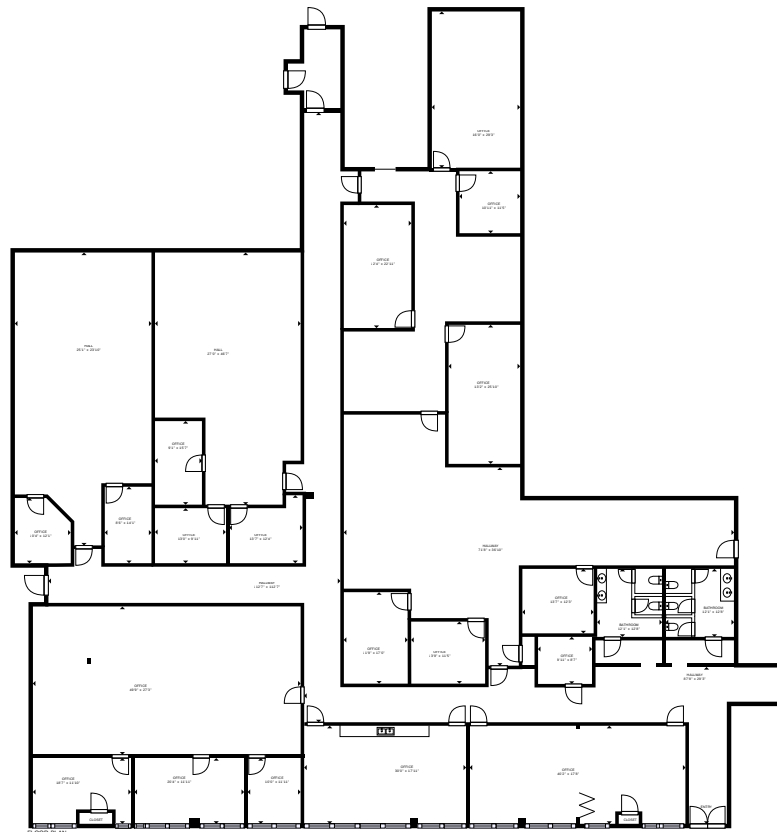
FLOOR PLAN

SUITE 1A -1,638± SF



FLOOR PLAN

SUITE 5 -14,394± SF



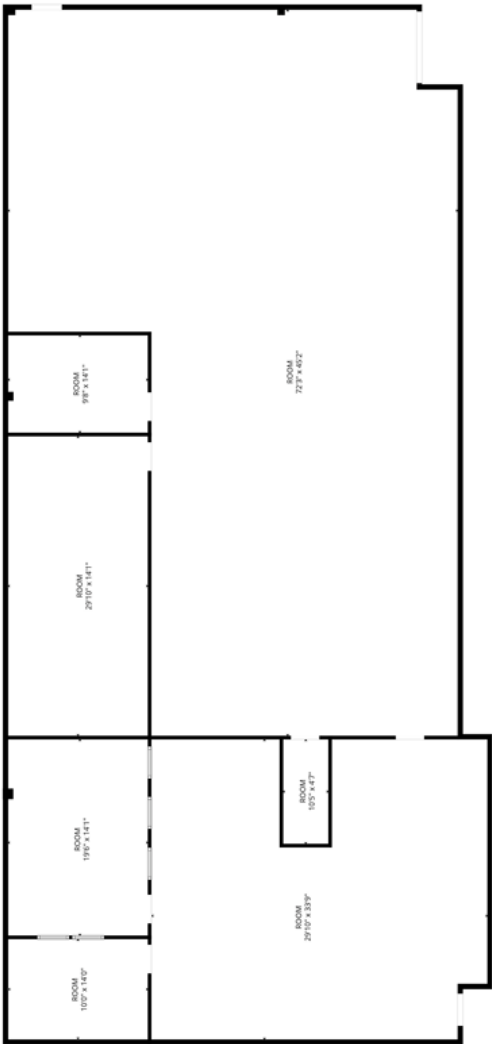
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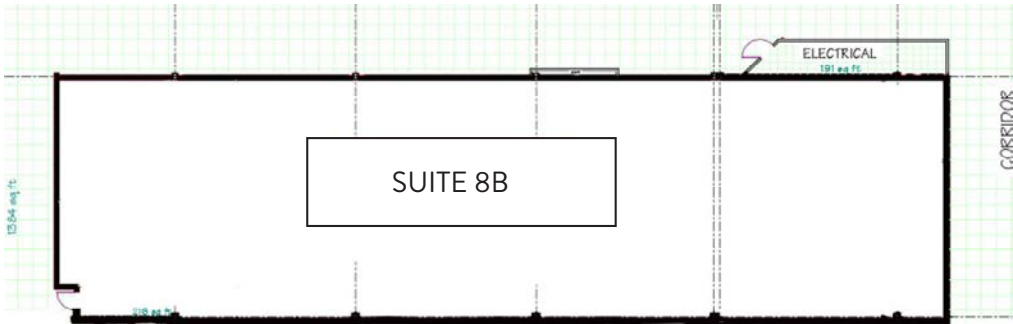
FLOOR PLAN

SUITE 6 - 5,694± SF



FLOOR PLAN

SUITE 8B - 6,605± SF



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45 COMMERCE CENTER DRIVE, AUGUSTA, ME 04330



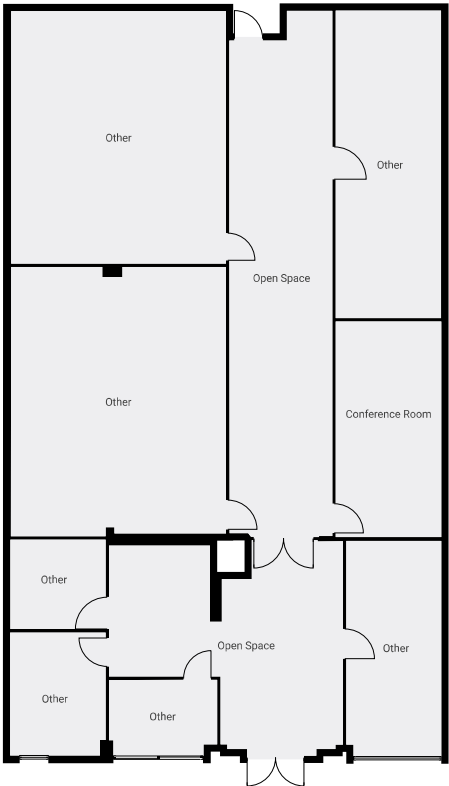
FLOOR PLAN

SUITE 10 - 6,727± SF



FLOOR PLAN

SUITE 11B - 4,319± SF



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AREA OVERVIEW

Located in the heart of Central Maine, Augusta has been the capital since 1827. The Capitol Building is the centerpiece for this special City. Situated on both sides of the Kennebec River, Augusta is the center of employment, commerce and service for Central Maine and is the seat of state and county government. Throughout its history, Augusta has been a frontier trading place, an inland shipping port, a center for publishing and manufacturing, and now a hub for post-secondary education and healthcare.

Just 3.5 hours north of Boston, Augusta is ideally positioned between Maine's two largest cities, Portland (one hour to the south) and Bangor (one hour to the north). The fact that 70% of Maine's population (900,000 people) can reach the city in less than two hour's drive attests to Augusta's convenient and central location. Most major state roads and highways converge in Augusta with direct access to the Maine Turnpike and Interstate 295 that is ideal for travel throughout the State.

Augusta takes its place as one of Maine's largest and most active retail areas. The Capital City trails only Portland and Bangor in retail sales. The expansive Marketplace at Augusta features more than 20 nationally known retailers. Other large shopping centers include the Turnpike Mall, the Augusta Plaza and Shaw's Plaza. Augusta also boasts a wide network of small to mid-size specialty retailers.

The Central Maine Region is known nationally for its vast array of recreational offerings. The Upper Kennebec and Moose River Valleys offer incomparable opportunities for hiking, bicycling, canoing, kayaking, whitewater rafting, fishing, hunting, cross-country skiing, snowmobiling and fall foliage viewing. Augusta's central location also positions its residents for easy day trips to the ocean, mountains, and over 30 neighboring lakes.

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CENTRAL MAINE COMMERCE CENTER



I-95
Exit 112



I-95
Exit 113

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