

1 WESTON COURT - AUGUSTA PROFESSIONAL OFFICE SPACE FOR LEASE



SPACE TYPE: PROFESSIONAL OFFICE

CONVENIENT TO ROUTE 202 AND I-95

SPACE RANGE: 1,247 - 3,065+/- SF

CONVENIENT TO CAPITOL COMPLEX,
KENNEBEC COURTS, AREA AMENITIES

ZONING: BP - BUSINESS PROFESSIONAL

ELEVATOR ACCESS AVAILABLE

SIGNAGE: PYLON AND MARQUIS

IDEAL FOR A VARIETY OF PROFESSIONAL
BUSINESSES

PARKING: 117+/- SPACES IN 2 SHARED LOTS

LEASE RATE: \$13 - \$15/SF NNN



For more information contact:

ALEX PIRLECI
O: 207-879-9800
C: 207 239-6606
alex@balfourcommercial.com
www.balfourcommercial.com

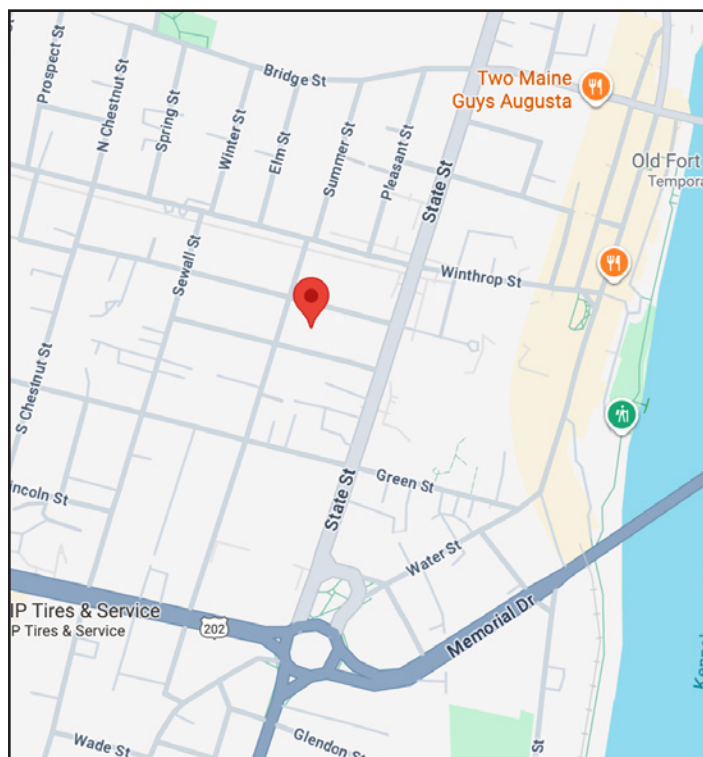
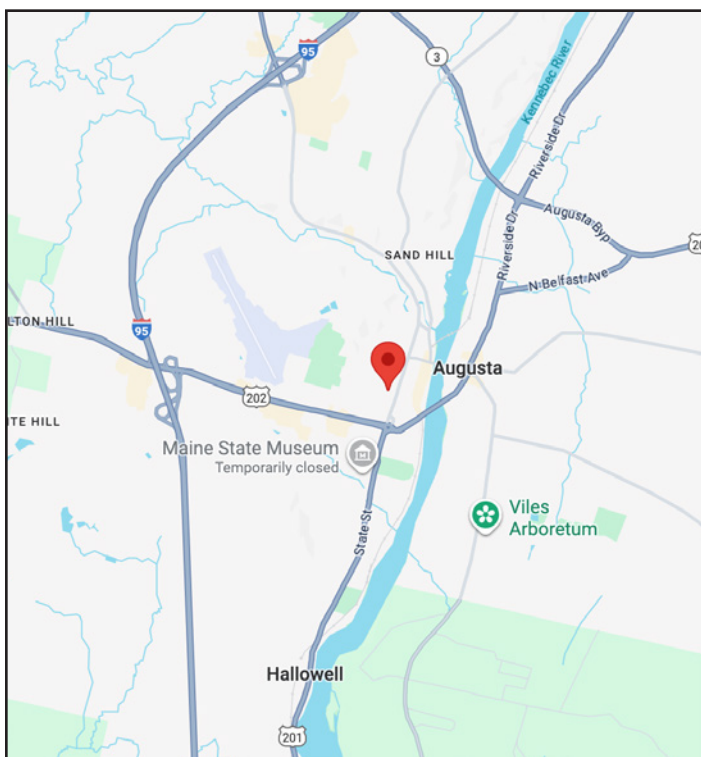
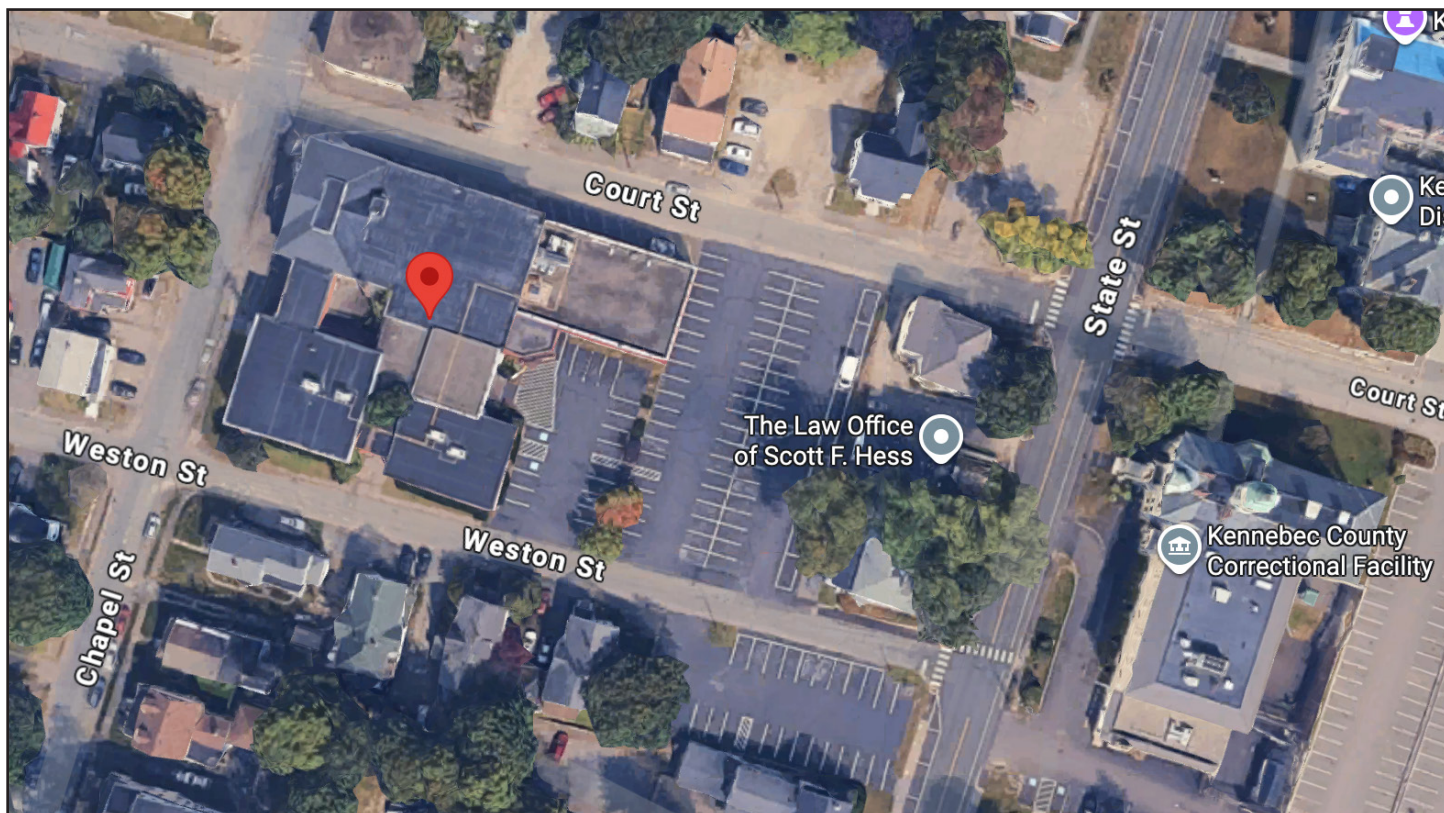


OWNER	Weston Leasing, LLC		
SPACE TYPE	Office		
TOTAL BUILDING SIZE	41,835+/- SF		
SPACE BREAKDOWN	SF+/-	RATE	LEVEL
SUITE G-1	3,065+/- SF	\$15/SF NNN	Ground Level
SUITE 16	1,247+/- SF	\$13/SF NNN	First
ESTIMATED NNN FEES	\$7.23/SF		
ZONING	BP		
PARKING	117 shared spaces in two lots (one on-site, one across the street)		
SIGNAGE	Pylon and Marquis		
UTILITIES	TYPE	PAID BY	
ELECTRICITY	Circuit Breakers	Included in NNN fees	
SEWER	Public	Included in NNN fees	
WATER	Public	Included in NNN fees	
HEAT SYSTEM	FHA; Oil	Included in NNN fees	
COOLING	HVAC	Included in NNN fees	
ANCHOR TENANT	Spectrum Generations		
ANCHOR TENANT	State of Maine		
ANCHOR TENANT	Augusta Housing Authority		
AMENITIES	Elevator, free on-site parking		

OVERVIEW

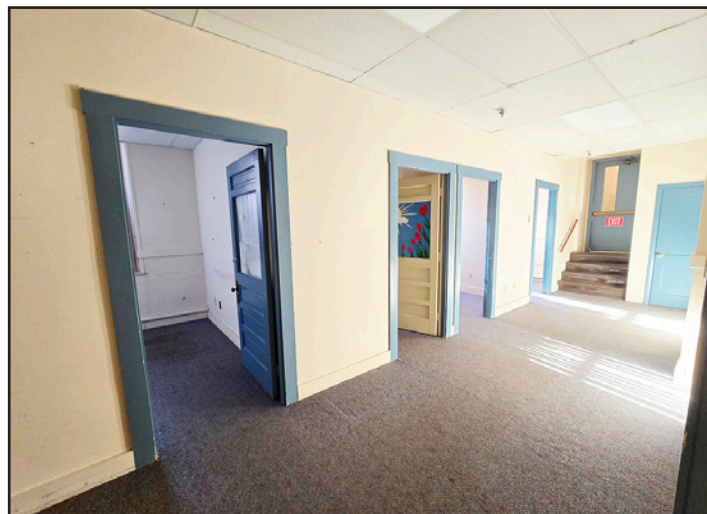
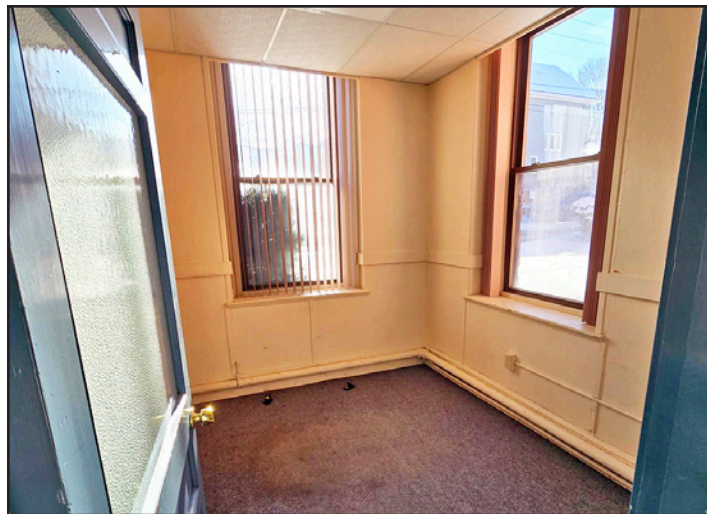
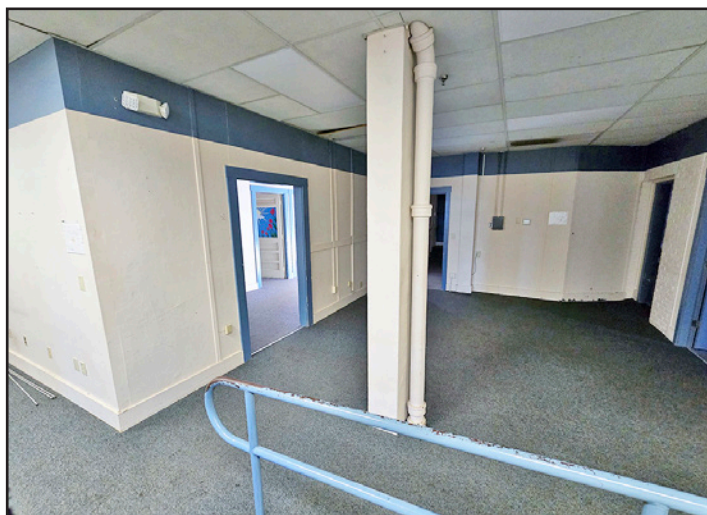
Ideally located directly across from the Kennebec County courthouse, this well-positioned office building offers exceptional accessibility for legal, professional, and government-adjacent users, with convenient access to Capitol Complex and the Route 202 rotary. The building benefits from approximately 117 on-site and nearby parking spaces—an increasingly rare amenity in this location—along with additional basement storage for added flexibility.

The available spaces provide versatile layout options. Suite G-1, located on the ground level, features approximately 8 private offices, a large conference room, a kitchenette/break room, open flex space suitable for collaborative or support functions, a private bathroom and additional shared bathrooms just outside the space. Suite 16, located on the first floor, offers the potential for 6 private offices, a conference room, kitchenette/break room and private bathroom.



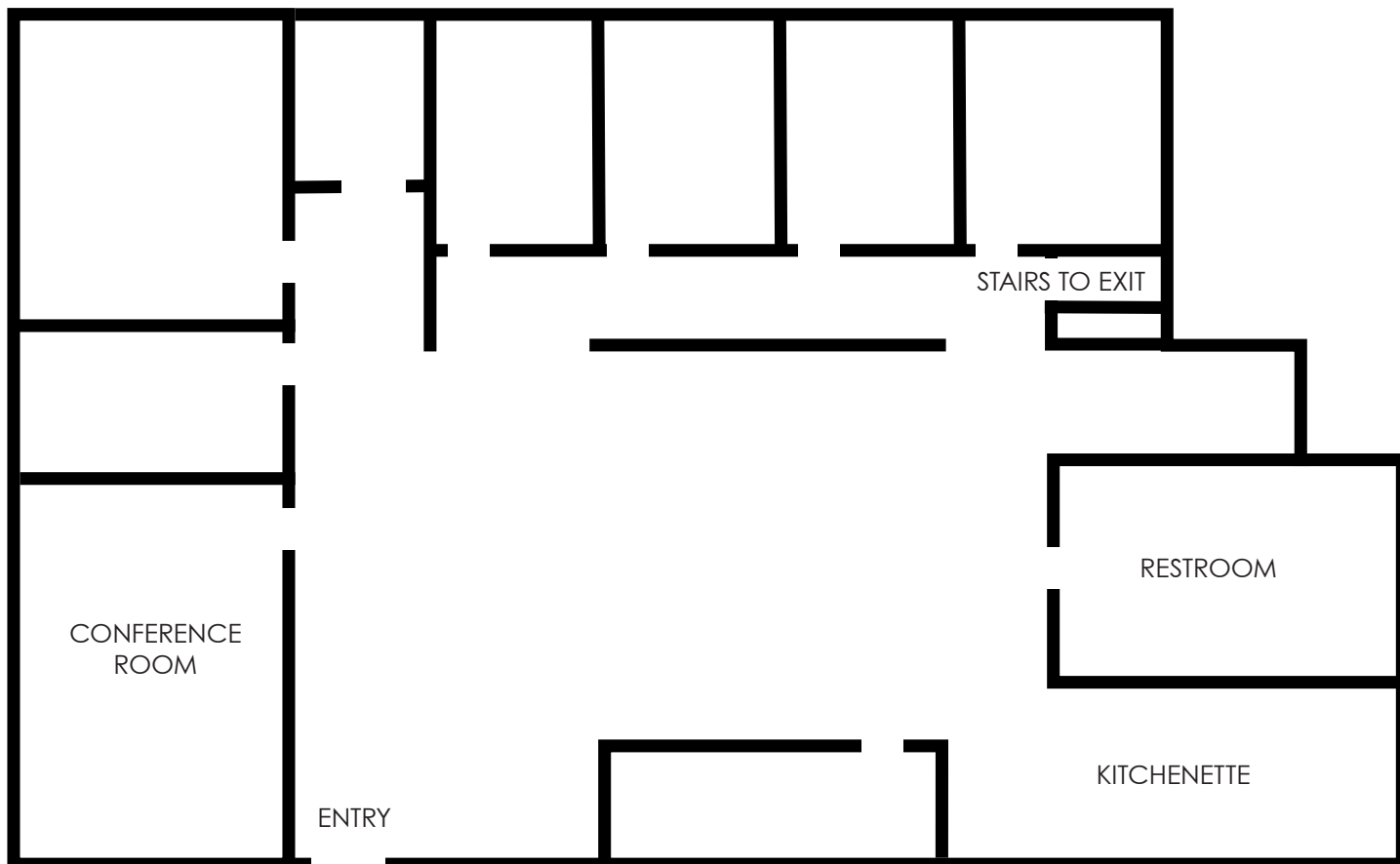
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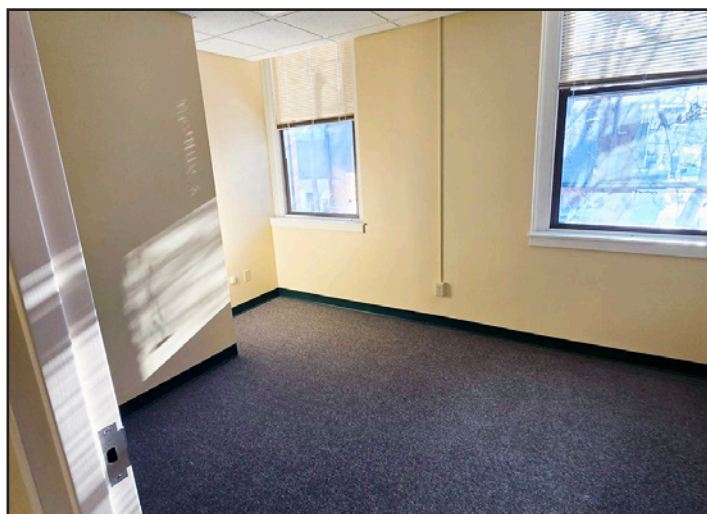
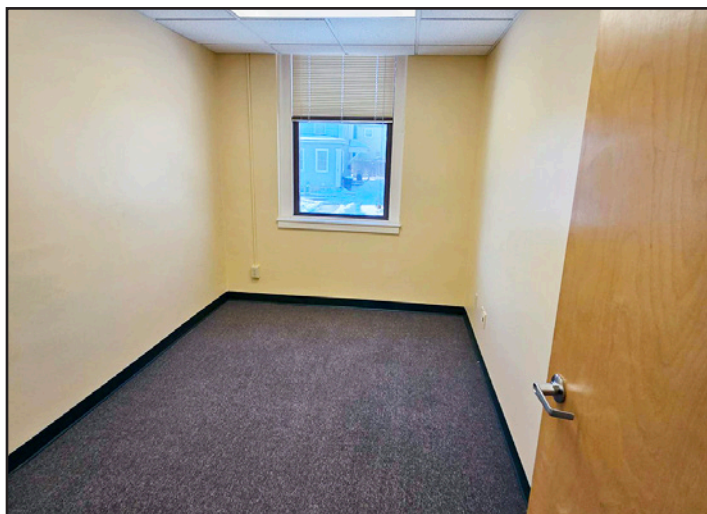
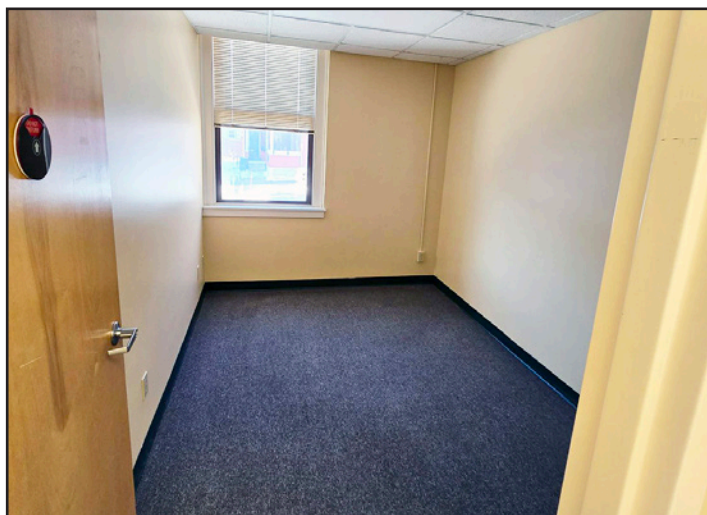
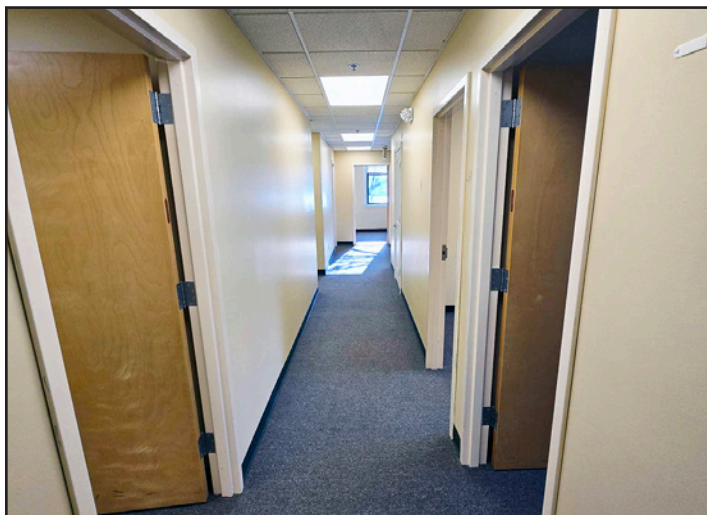


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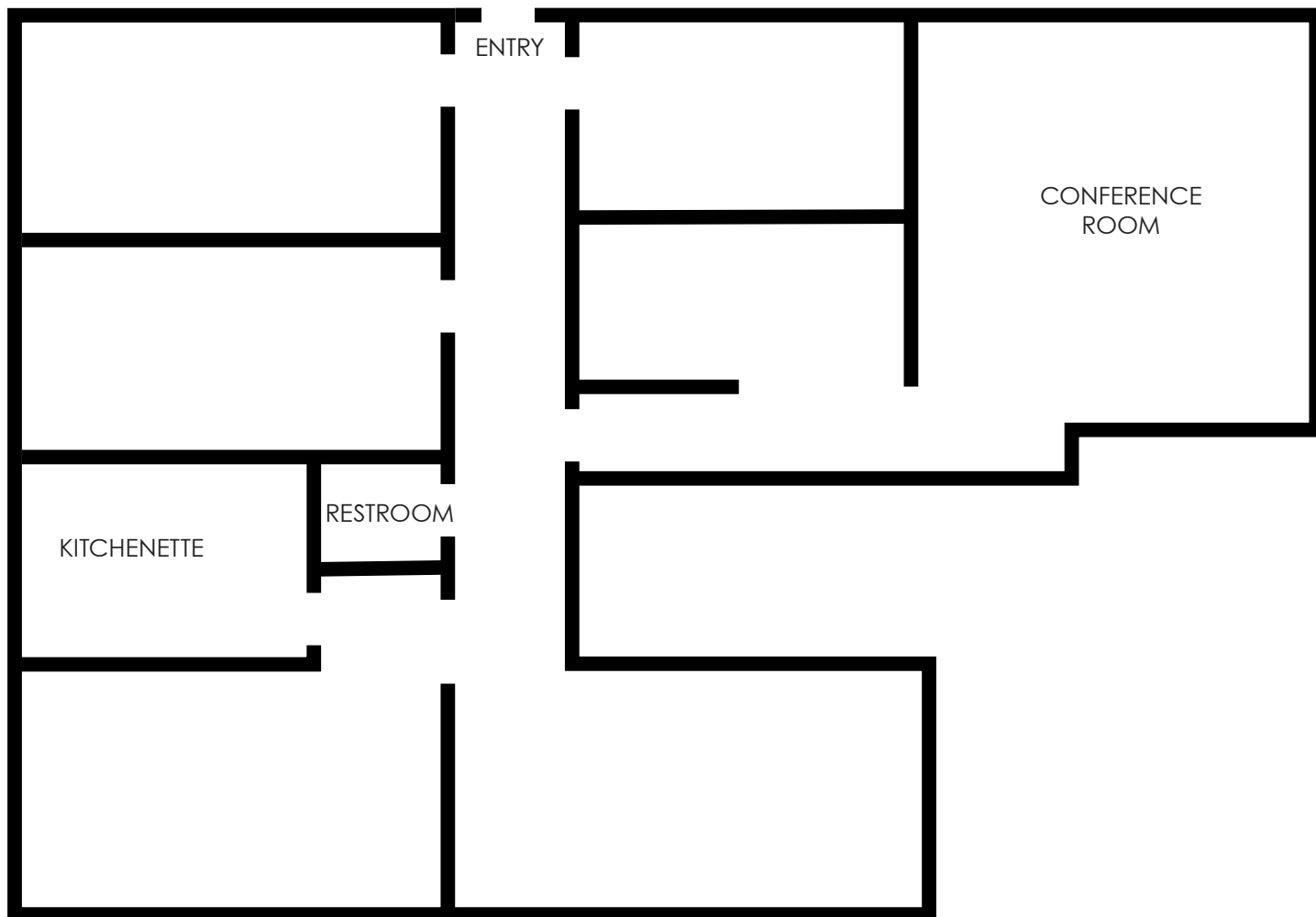


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Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!
Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.