

FOR LEASE | OFFICE SPACE

45 MEMORIAL CIRCLE, AUGUSTA, ME 04330



PROPERTY OVERVIEW

"The Preti Building" is offering 4,810 square feet of 1st and 3rd floor Class A office space for lease. The property is within walking distance of Maine's Capitol complex, minutes from I-95 and to downtowns Augusta and Hallowell. Expect well-maintained and appealing grounds + common areas. Ideal space for professional groups, lobbyists, and more. Contact broker for showings FMI.



CORE
CoreFirms.com
16 Casco Street
Portland, ME 04101

Contact Charlie Hippler
(207) 744-3084 Ext 315
Charlie@CoreFirms.com

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PROPERTY DETAILS

LEASE RATE Negotiable

LEASE TYPE Modified Gross

SQ. FOOTAGE

SUITE 1C 845 ± SF

SUITE 3C 2,615 ± SF

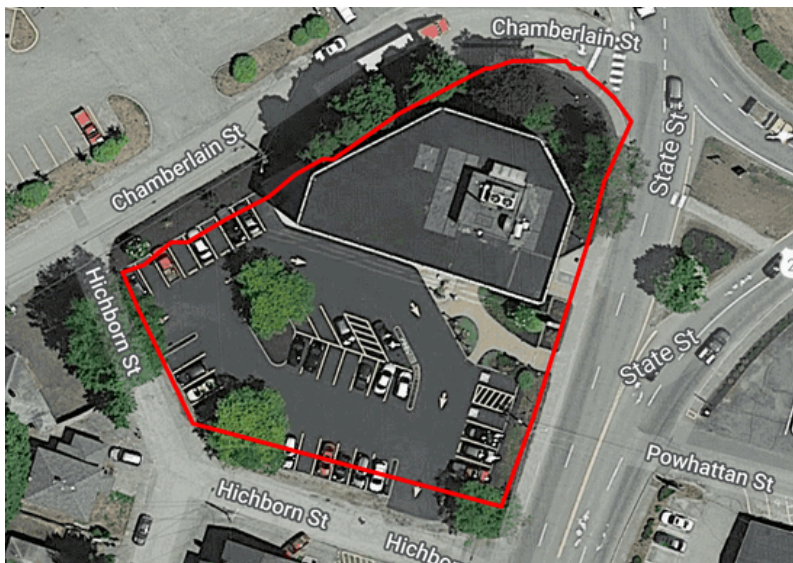
SUITE 3D 1,350 ± SF

CLASS A

PARKING Ample On-Site

AMENITIES

- Modernized Common Areas
- Fitness Center

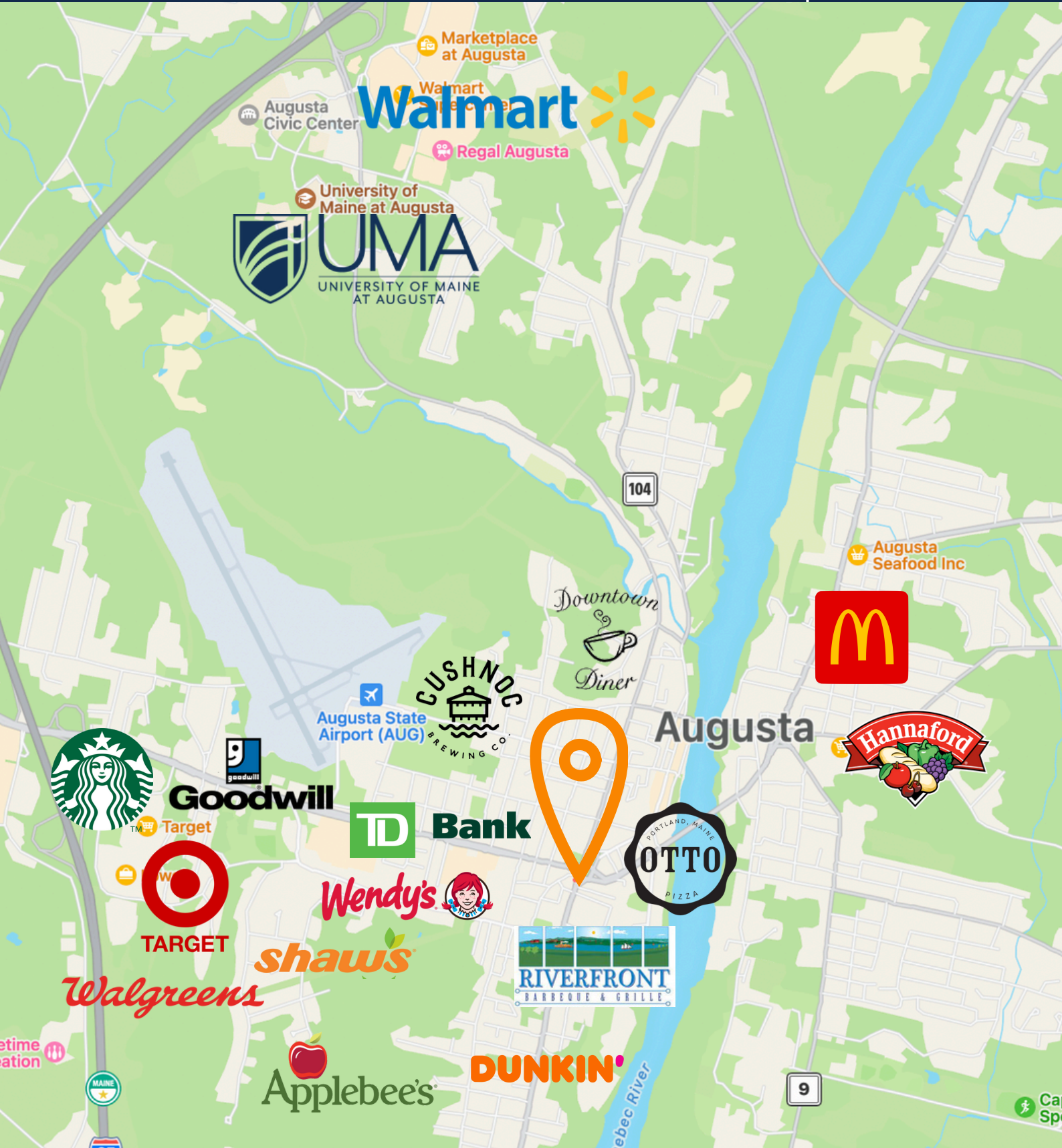


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KENNEBEC COUNTY DEMOGRAPHICS

POPULATION	125.5k
MEDIAN AGE	40.7
MALE	49.1%
FEMALE	50.9%
MEDIAN HOUSEHOLD INCOME	\$62.1k
MEDIAN PROPERTY VALUE	\$198.3k
BACHELOR DEGREE OR HIGHER	29.9%

CONTACT



Charlie Hippler
Associate Broker
(207) 530-2708
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