

FOR LEASE | OFFICE/RETAIL SPACE

264 CIVIC CENTER DRIVE, AUGUSTA, ME 04330



PROPERTY HIGHLIGHTS

- 3,000 - 5,699± SF office/retail space
- Convenient location near I-95 Exits 112 & 113
- Located on heavily traveled Civic Center Drive
- Ample, on-site paved parking
- Area businesses include MaineGeneral, The Augusta Civic Center, Miller Fitness, Skowhegan Savings Bank, Tractor Supply, Unlimited Technology, The Furniture Gallery, Wendy's and many more.
- Highway visibility

Lease Rate: \$12.00/SF NNN





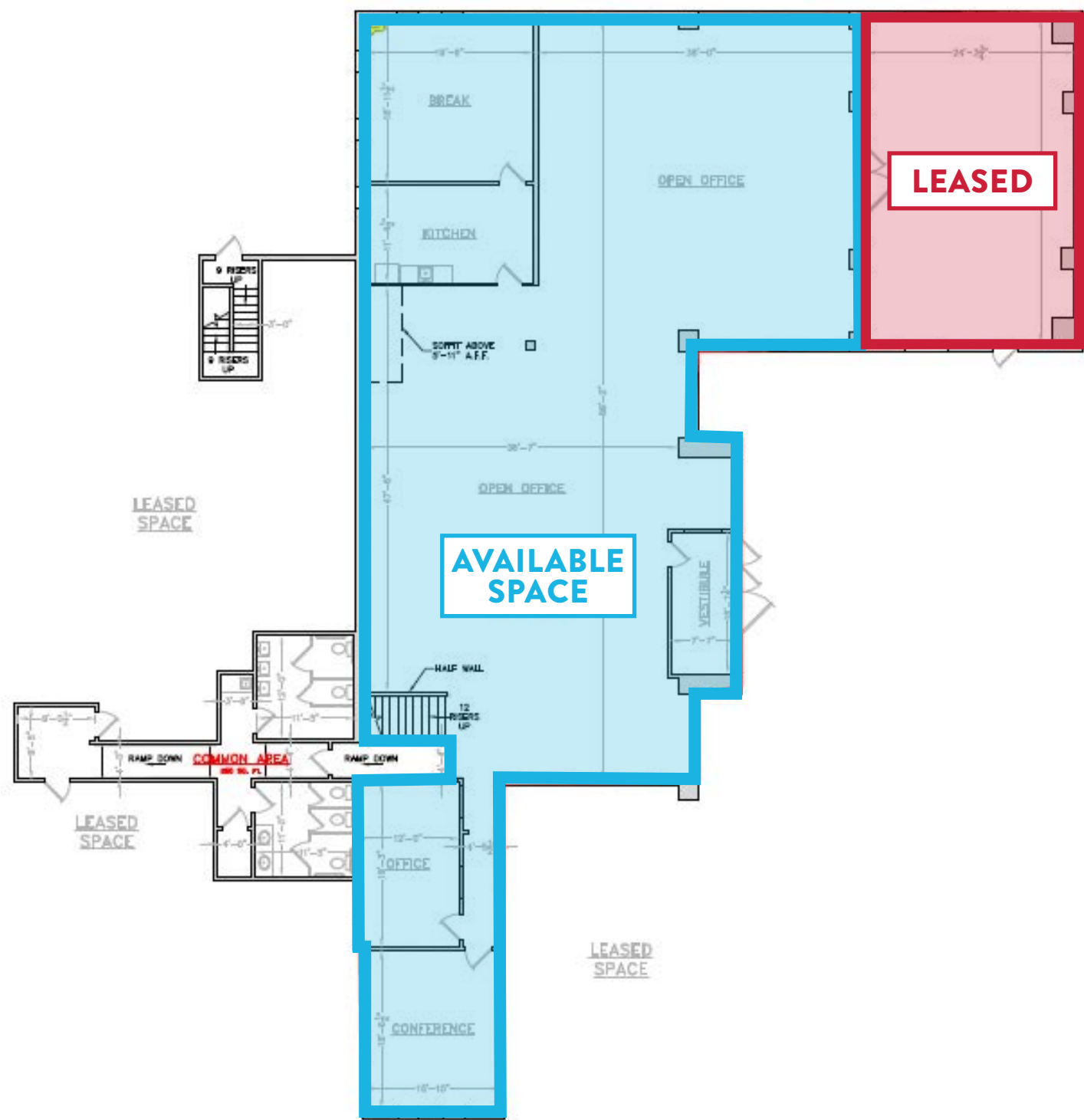
PROPERTY DETAILS

OWNER	J&R Associates
ASSESSOR'S REFERENCE	Map 5A/Lot 62
BUILDING SIZE	19,028± SF
LOT SIZE	8.5± Acres
YEAR BUILT	1994
AVAILABLE SPACE	1st Floor Office/Retail 3,000 - 5,699± SF
LAYOUT	The space features a mixture of private offices, a large open area, kitchenette, a break room and a conference room.
SPRINKLERS	Yes
HVAC	Gas - fired, forced hot air Central A/C (separately metered)
ZONING	IA - Industrial District
CONSTRUCTION	Steel & Brick
FOUNDATION	Concrete
BUILDING TENANTS	Miller Fitness & Unlimited Technology
PARKING	Ample, on-site paved parking
UTILITIES	Public water and sewer
LEASE RATE	Office/Retail - \$12.00/SF NNN
NNN EXPENSES (EST.)	\$3.50/SF





FLOOR PLAN



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CONTACT



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