

CPI

FOR LEASE:
OFFICE SPACE
7,000 +/- SF

50-60 WESTERN AVE, AUGUSTA, MAINE



OFFICE SUITE AVAILABLE
7,000 +/- SF

50-60 WESTERN AVE

7,000 +/- SF OFFICE

The Augusta Plaza's strategic location along the commercial corridor of Western Avenue and its close proximity to major routes of travel, as well as the Augusta Central Business District and State Capital complex, makes this center one of the premier commercial strips in the State of Maine. The center is situated approximately five miles east of Interstate 95 at Exit 109 (formerly Exit 30). It is located on the major access road to the center of Augusta. The center enjoys unsurpassed visibility and accessibility and ample on site parking.

125,000+/- SF IN 2 BUILDINGS
HVAC: CENTRAL-OIL FIRED HEAT SYSTEM
SPRINKLED: WET SYSTEM THROUGHOUT
CONSTRUCTION: MASONRY
PARKING: AMPLE ON SITE PARKING
BUILDING AGE: 1962
ROOF: TAR & GRAVEL
SIGNAGE: STREET PYLON & BUILDING FACADE
TENANT PAYS: SEPARATELY HVAC, ELECTRICITY AND PREMISES' JANITORIAL

*AVAILABLE SUITES: 7,000 SF OFFICE
LEASE RATE: \$7.00NNN
LEASE TERM: 3-5 YEARS*



FOR MORE INFO:

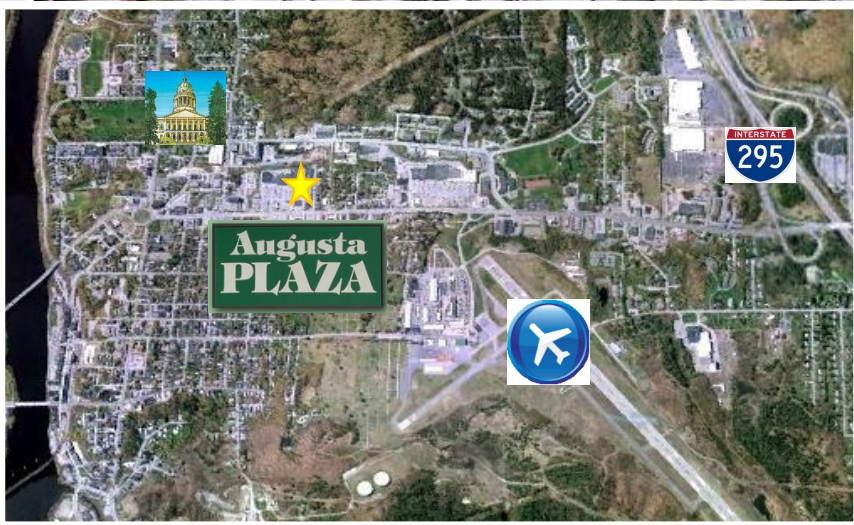
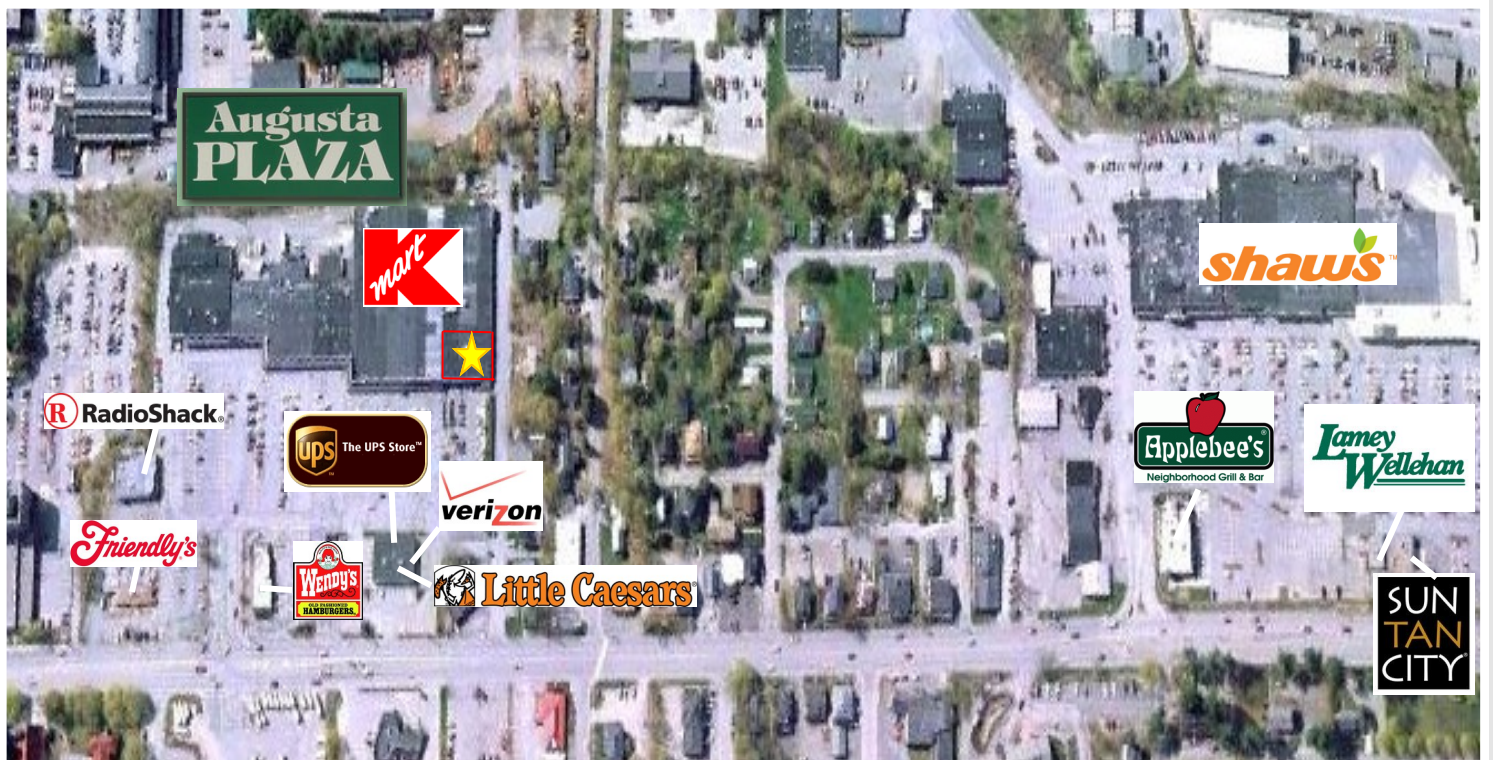
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OFFICE SPACE AVAILABLE



★ Available Retail Space

✈ Augusta State Airport

🏛 Augusta State Capitol

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