

FOR LEASE | CENTRAL MAINE COMMERCE CENTER

45 COMMERCE CENTER DRIVE, AUGUSTA, ME 04330



PROPERTY HIGHLIGHTS

- Professional office suites ranging from 2,536± SF to 15,878± SF, with a total of 52,406± 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, Office of Information Technology, Change Healthcare, Scientific Games, Maine Information Network, and DXC Technology
- 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	Central Maine Commerce Center, LP
MAP/LOT	Map 1, Lots 38, 237 & 244
REDEVELOPMENT	Completely renovated in 2005-2006
ENTRANCE LOBBY	<ul style="list-style-type: none">• 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.)

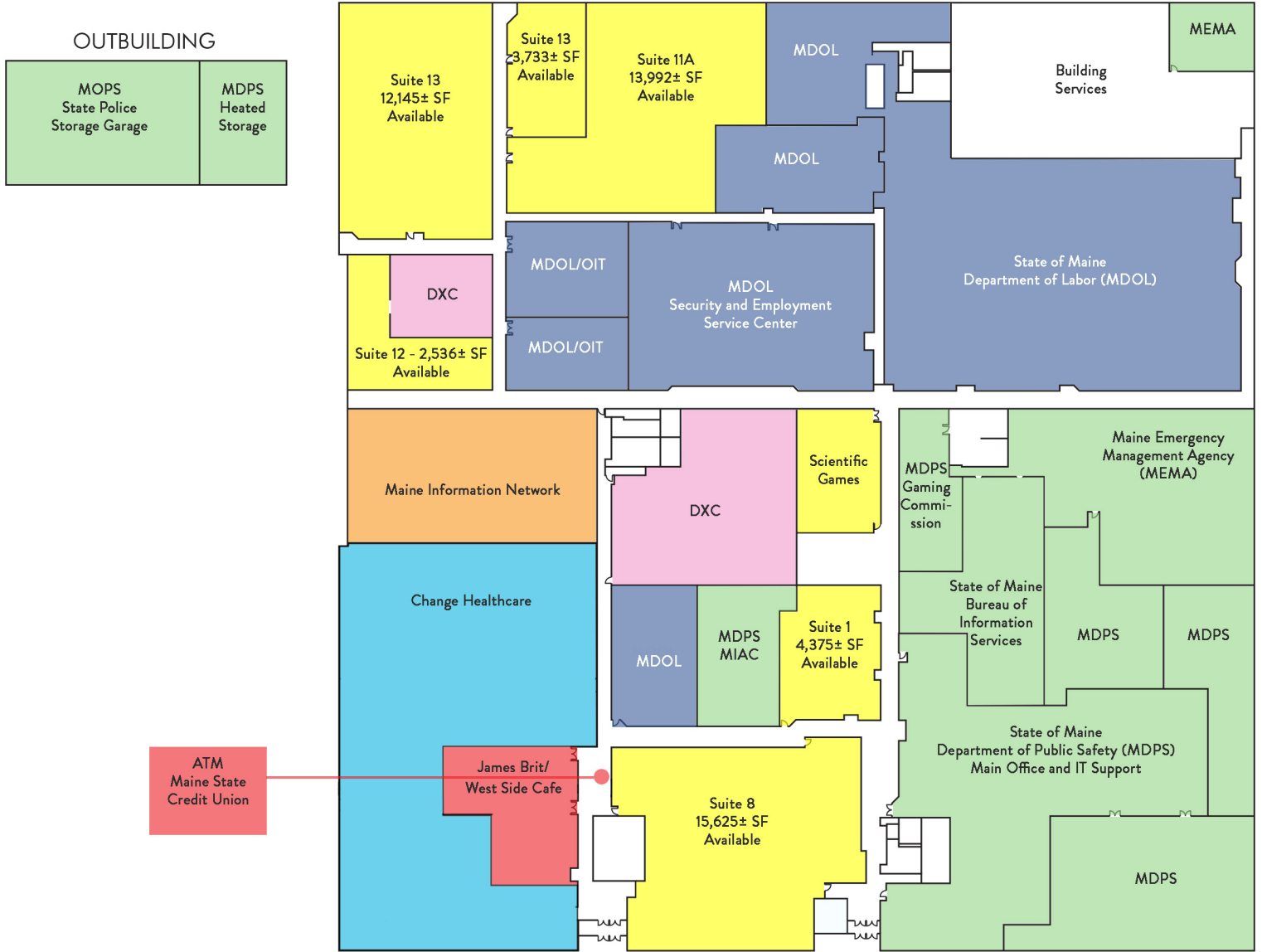


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FLOOR PLAN



FOR ILLUSTRATIVE PURPOSES ONLY

Available Suites

SUITES	SIZE (SF)
1	4,375 ± SF
8	15,625 ± SF
11A	13,992 ± SF
12	2,536 ± SF
13	12,145 ± SF & 3,733 ± SF

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CENTRAL MAINE
COMMERCE CENTER



I-95
Exit 113



I-95
Exit 112



CONTACT US



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