



ONE WESTON COURT • AUGUSTA, MAINE



EXCEPTIONAL INVESTMENT OPPORTUNITY

Cardente Real Estate is pleased to offer for sale an office building located at One Weston Court, which offers 44,000± SF of leasable office space. There is an office suite currently available with 9,400± SF, which can be subdivided to as low as 1,200 SF. Amenities include ample on-site parking, private offices, conference rooms, work areas, private bathrooms and kitchenettes.

The current numbers on this property with existing income will generate over an 8.29% cap rate at full asking price. The additional potential income available from the vacant office space at current market rates will increase that cap rate significantly. The storage space available in the basement is currently generating income, and there is opportunity for additional income there as well.

Financial information, rent roll and expense information will be provided upon signing a Confidentiality Agreement. Please contact either broker for further details.

For more information, please contact:

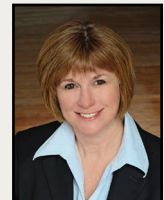
Cardente Real Estate
207.775.7363



Karen Rich
karen@cardente.com



CoSTAR GROUP | **POWER BROKER**



Cheri Bonawitz, CCIM
cheri@cardente.com

One Weston Court • Augusta, Maine



Property Details

Sale Details

Property Address: One Weston Court, Augusta, Maine

Location: Map 33 / Lot 155, 171

Deed: Book 8063 / Page 107

Property Type: Office

Building Size: 44,000± square feet

Lot Size: 1.41± acres

Parking: Ample on-site plus additional corner lot across the street

Signage: Pylon and interior directory

HVAC: Central FHA and AC

Water/Sewage: Public

Amenities: Atrium, offices, kitchenette, work areas, conference rooms, bathrooms, elevator, fire alarm, sprinkler system, security system, plus on-site management and maintenance

Tenants: Spectrum Generations, United Church of Christ, Living Innovations, Maine Coalition to End Domestic Violence, Hayes Law Offices, Market Street Settlement Group, Lynda Flood, Maine Center for Economic Policy

Sale Price: \$1,695,000

Assessed Value: \$1,834,000

Capitalization Rate: 8.29% on existing income

Contact Broker for update
on pro forma income
opportunities.

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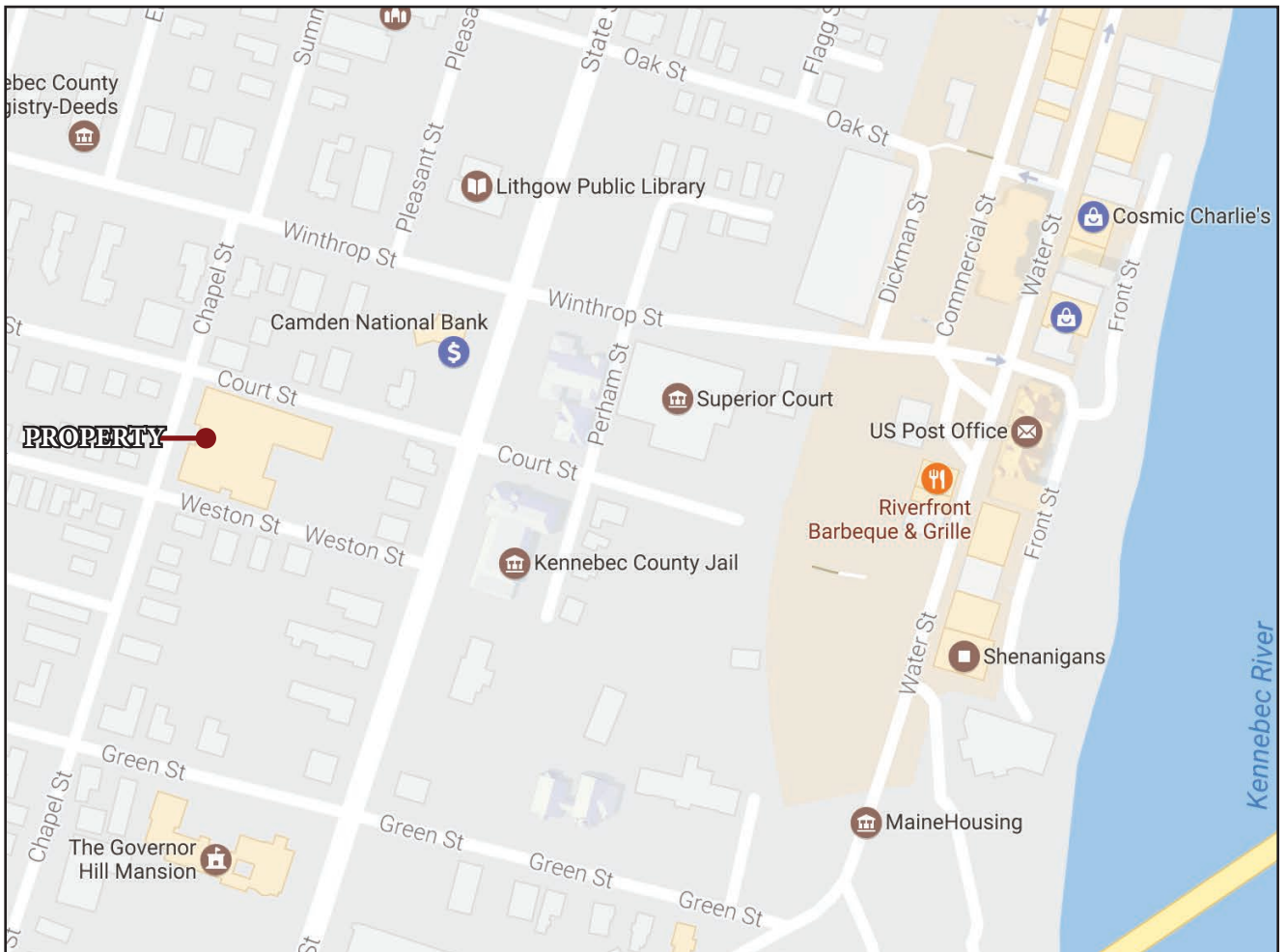




Property Location

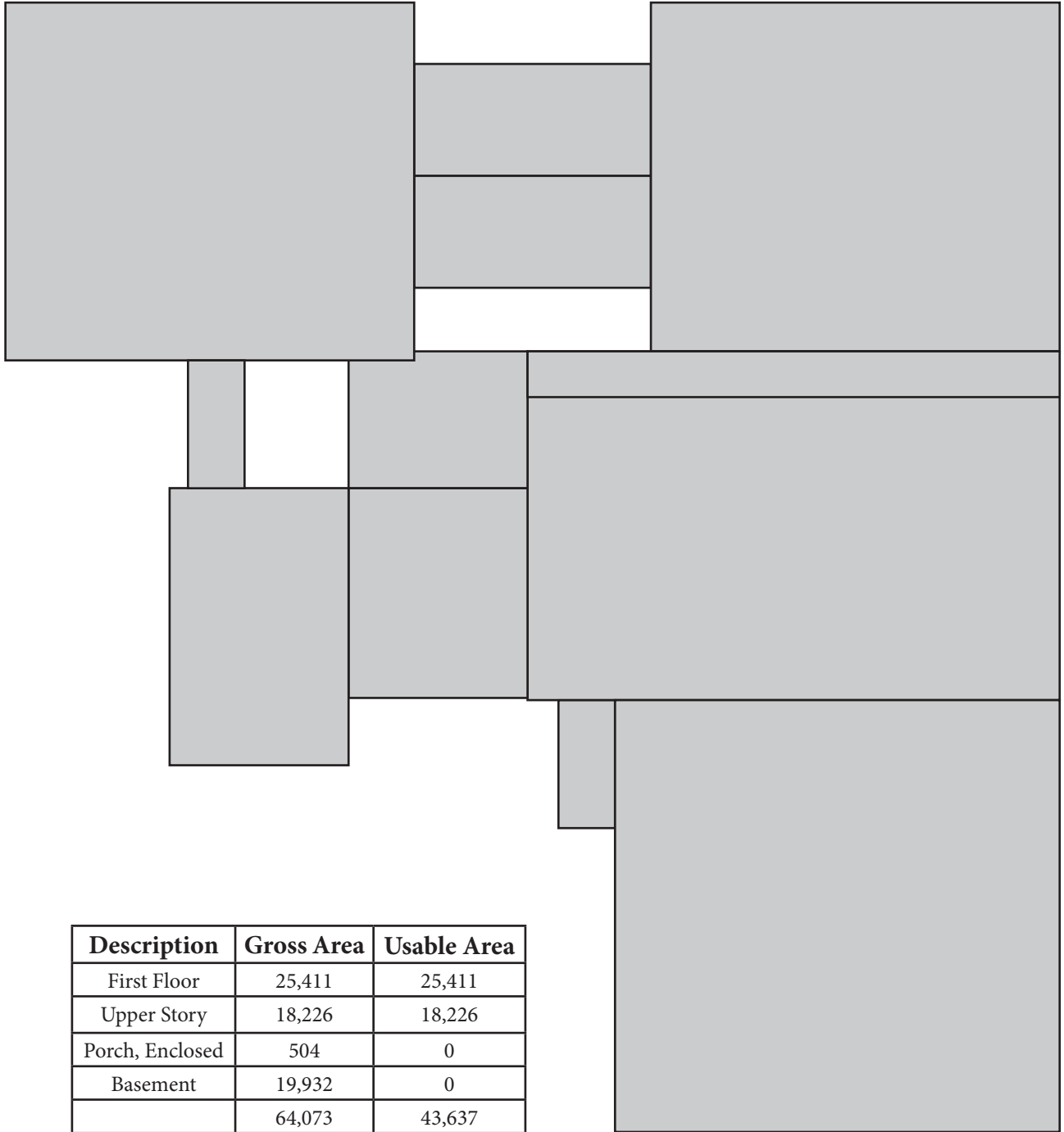
This property is located across the street from the courthouse and is easily accessible from US Route 202 and the State government campus. This property is ideal for state or local government offices as well as non-profits, law firms and more.

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Building Layout



Description	Gross Area	Usable Area
First Floor	25,411	25,411
Upper Story	18,226	18,226
Porch, Enclosed	504	0
Basement	19,932	0
	64,073	43,637

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