



CARDENTE
 REAL ESTATE
 Commercial / Investment Brokerage

For Lease

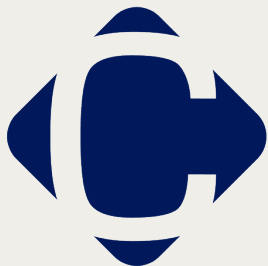
257-267 WATER STREET • AUGUSTA, MAINE



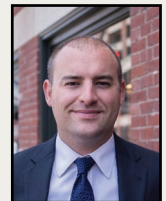
STREET-LEVEL RETAIL & PROFESSIONAL OFFICE SPACE

Cardente Real Estate is pleased to offer for lease over 17,000± SF of prime, immediately available, retail and office space to market for lease. The available space is centrally located in the heart of the revitalized Downtown District of Augusta. The available space is in the historic Vickery Downing Block at 257-267 Water Street. The Vickery Downing Block is comprised of the Ariel, Vickery, and Downing Buildings, which sit on the bank of the Kennebec River and overlook the beautiful Augusta Waterfront. The Vickery Downing Block is just a short drive from the State Government Campus, around the corner from the State Courthouse, and walking distance to multiple new retail and restaurant businesses such as Cushnoc Brewery & Brick oven Pizza (the largest brewery in Central Maine), 1886 Wine Bar and Delicatessen, Bella Amica Salon, Downtown Yoga and Wellness Center, Riverview Terrace Co-Working Space, Otto's on the River (a fine dining restaurant), and many more. Don't miss out on this rare opportunity to be a part of one of the fastest growing downtowns in Maine!

257-267 Water Street • Augusta, Maine



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322 FORE STREET • PORTLAND, MAINE

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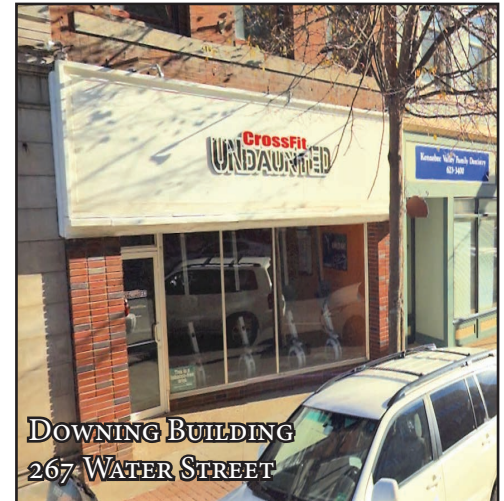
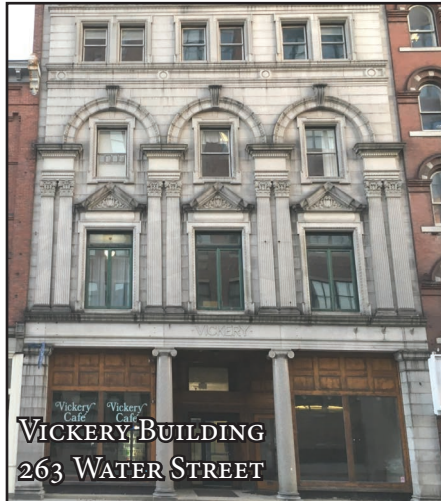
257-267 Water Street • Augusta, Maine

Property Details

- Property Address:** 257-267 Water Street, Augusta, Maine
- Location:** Map 34/Lot 40—Vickery Downing Block
- Property Type:** Retail/Office
- Total Buildings:** Three (3)
- Ariel Building:** 1,340± SF retail space with 1,000± SF office/storage
(formerly Transco Office Solutions)
- Downing Building:** 1,600± SF retail space
(formerly CrossFit Undaunted & Betsy's Cosignment)
- Vickery Building:** 14,500± SF first-class office space
- Amenities:** Five (5) floors accessed by an ADA compliant multi-stop elevator providing tenants and clientel entrance and exit from both Water Street traffic and from the Front Street City of Augusta parking lots
(formerly Kennebec Pediatrics & the Maine Children's Museum)

Lease Details

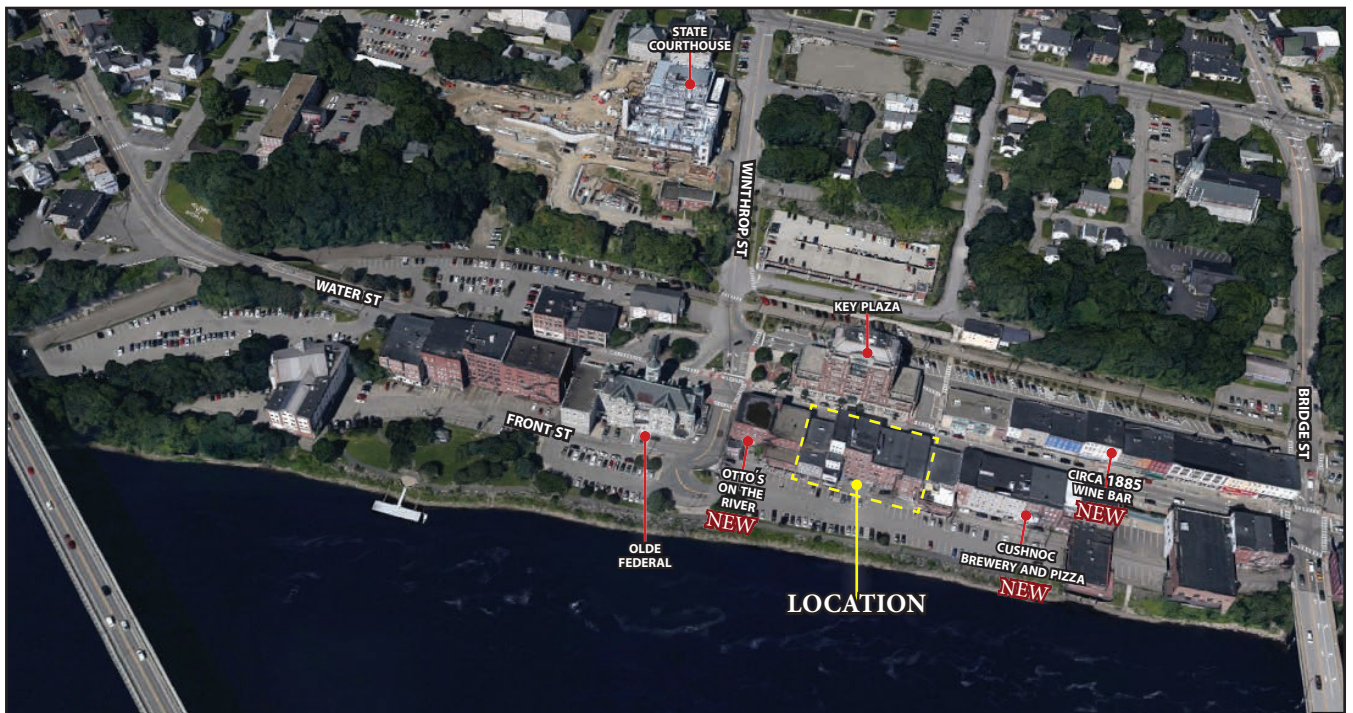
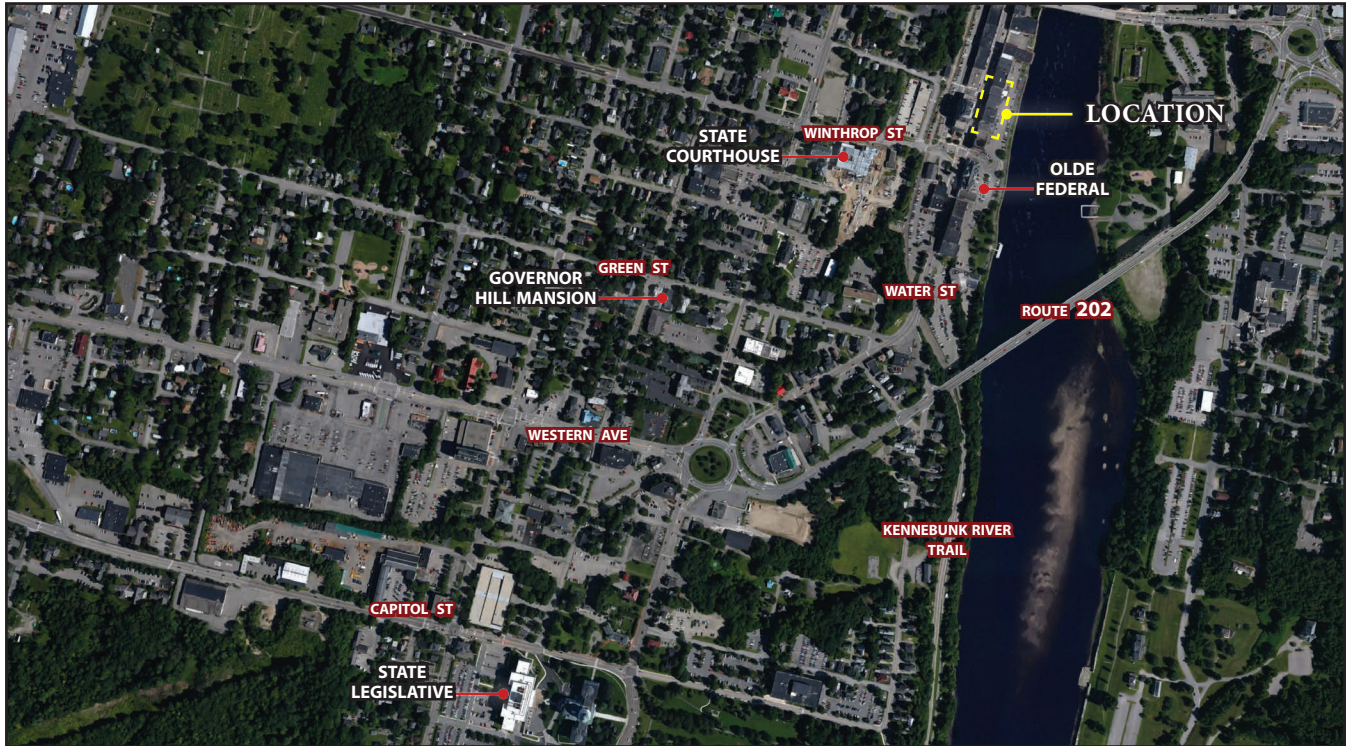
- Ariel Building—1,340± SF:** \$13/SF street-level retail space plus electric costs
(Lower level space included at no additional charge)
- Downing Building—1,600± SF:** \$13/SF street-level retail space plus electric costs
(Lower level space included at no additional charge)
- Vickery Building—14,500± SF:** \$12/SF base rate plus electric costs





Location

257-267 Water Street • Augusta, Maine





257-267 Water Street • Augusta, Maine

Floor Plans

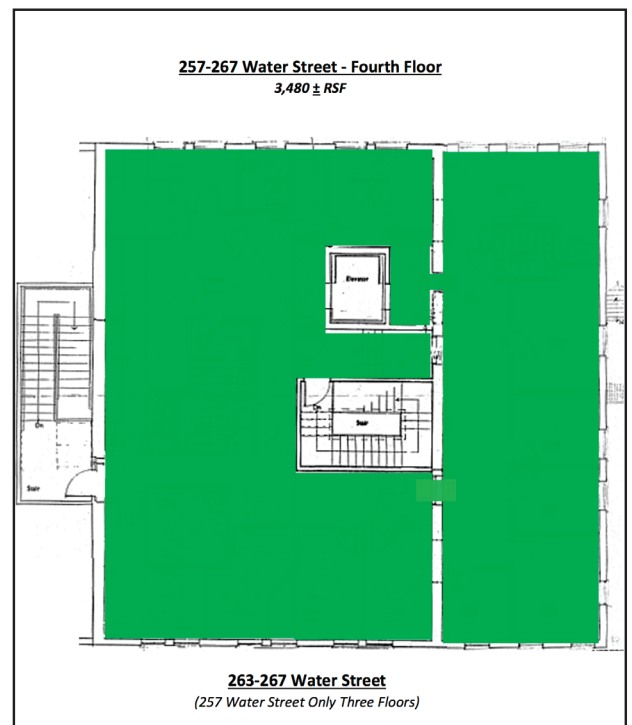
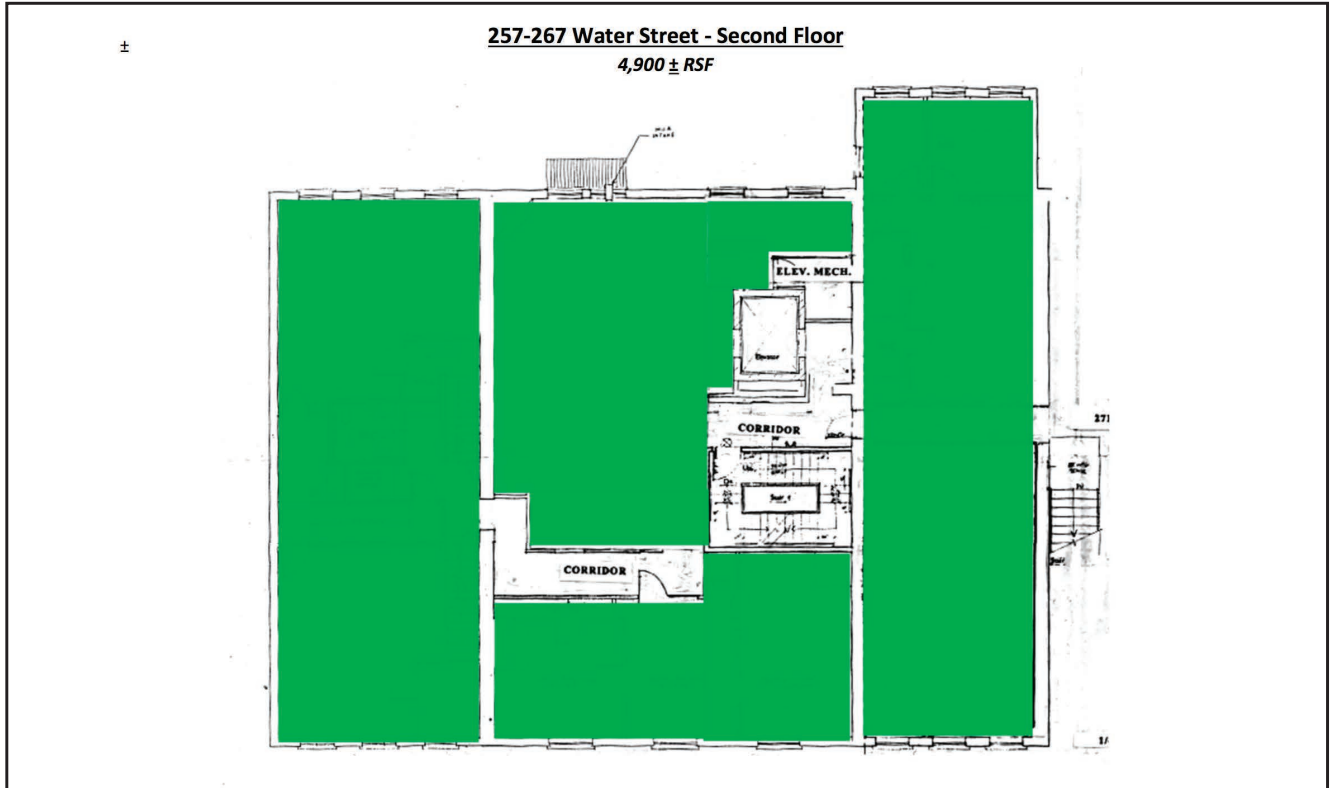
257-267 Water Street - First Floor
 (Water Street Level)





257-267 Water Street • Augusta, Maine

Floor Plans



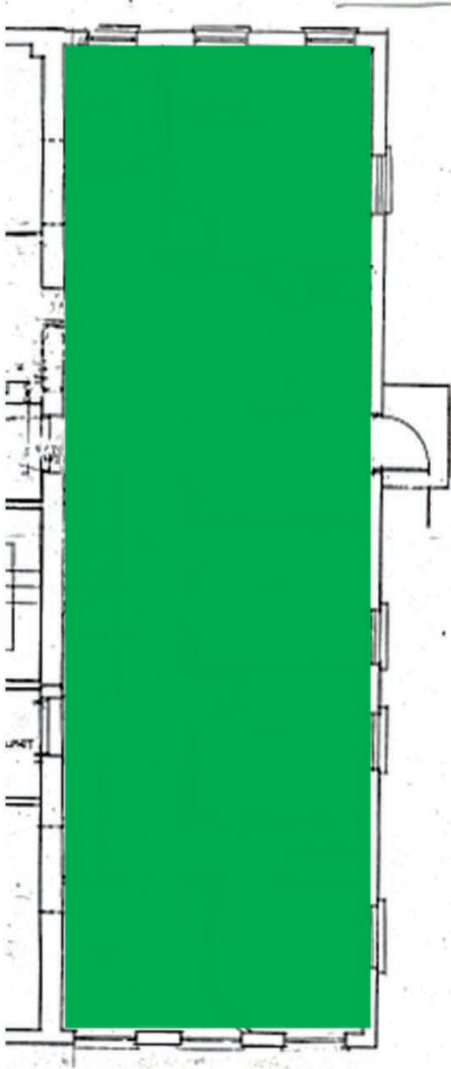


257-267 Water Street • Augusta, Maine

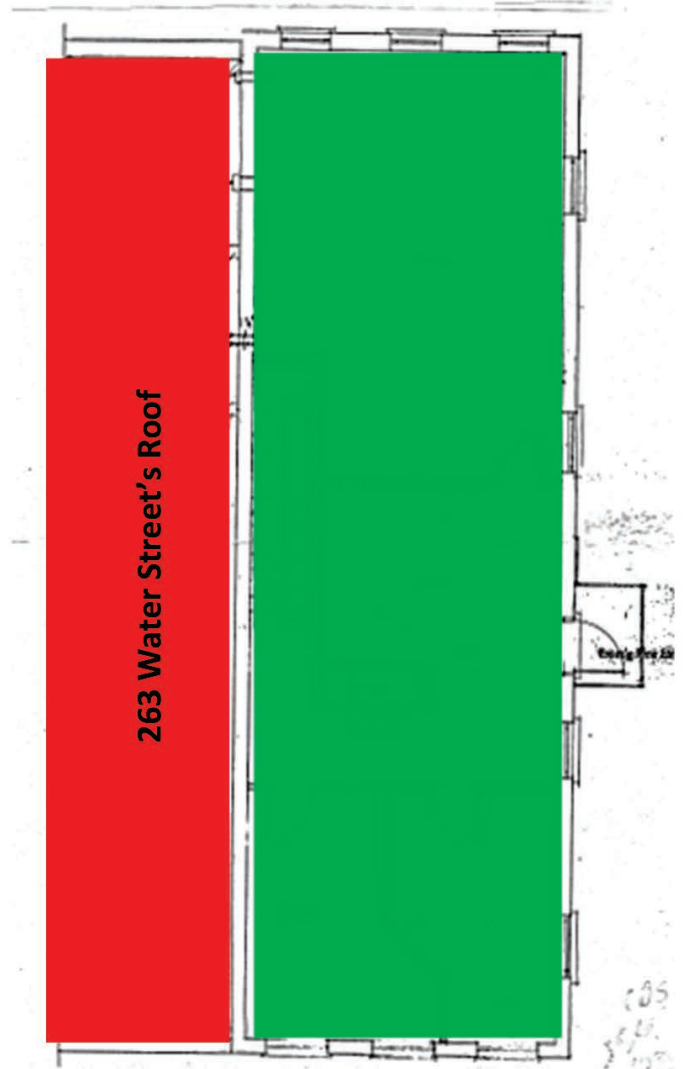
Floor Plans

257-267 Water Street - Fifth & Sixth Floors

2,200 ± RSF



267 Water Street Fifth Floor
(263 Water Street Only Four Floors)



267 Water Street Sixth Floor
(263 Water Street Only Four Floors)