

# FOR LEASE

## Office Space

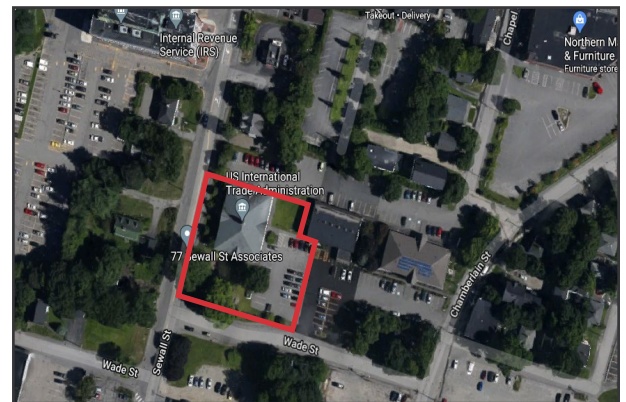
3,600± SF | \$15.00/SF NNN



## 77 Sewall Street, Augusta

### Property Highlights

- 3rd Floor Office Space
- Located in the heart of the Capitol District
- 2± minutes from Maine Turnpike/I-95, Exit 109A



### Property Description

We are pleased to offer 3,600± SF of office space on the 3rd floor of 77 Sewall Street in Augusta for lease. The property is located in the heart of the Capitol District and is conveniently located approximately 2 miles from Maine Turnpike/I-95, Exit 109A.

### Broker Contact

Frank O'Connor

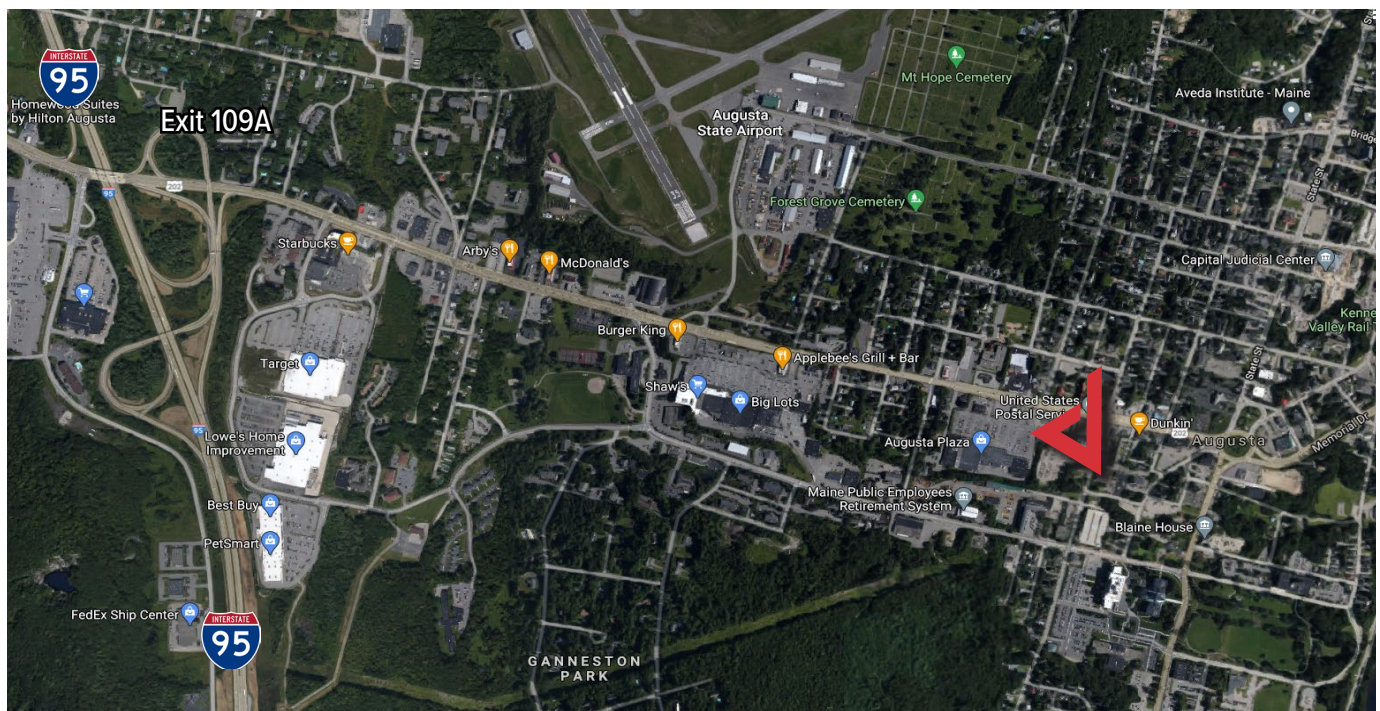
[foconnor@dunhamgroup.com](mailto:foconnor@dunhamgroup.com)

[www.dunhamgroup.com](http://www.dunhamgroup.com)

## Property Overview

Owner	Seventy Seven Sewall Street LLC
Building Size	20,000± SF
Lot Size	1± acres
Available Space	3,600± SF
No. of Floors	Three (3)
Assessor's Reference	Map 27, Lot 92
Deed Reference	Book 6010, Page 112
Zoning	Commercial Business
Year Built	1996
Building Construction	Wood frame
Siding	Clapboard
Flooring	Carpet & tile
HVAC	Forced air & Gas-fired heat pumps
Sprinkler System	Full, wet system

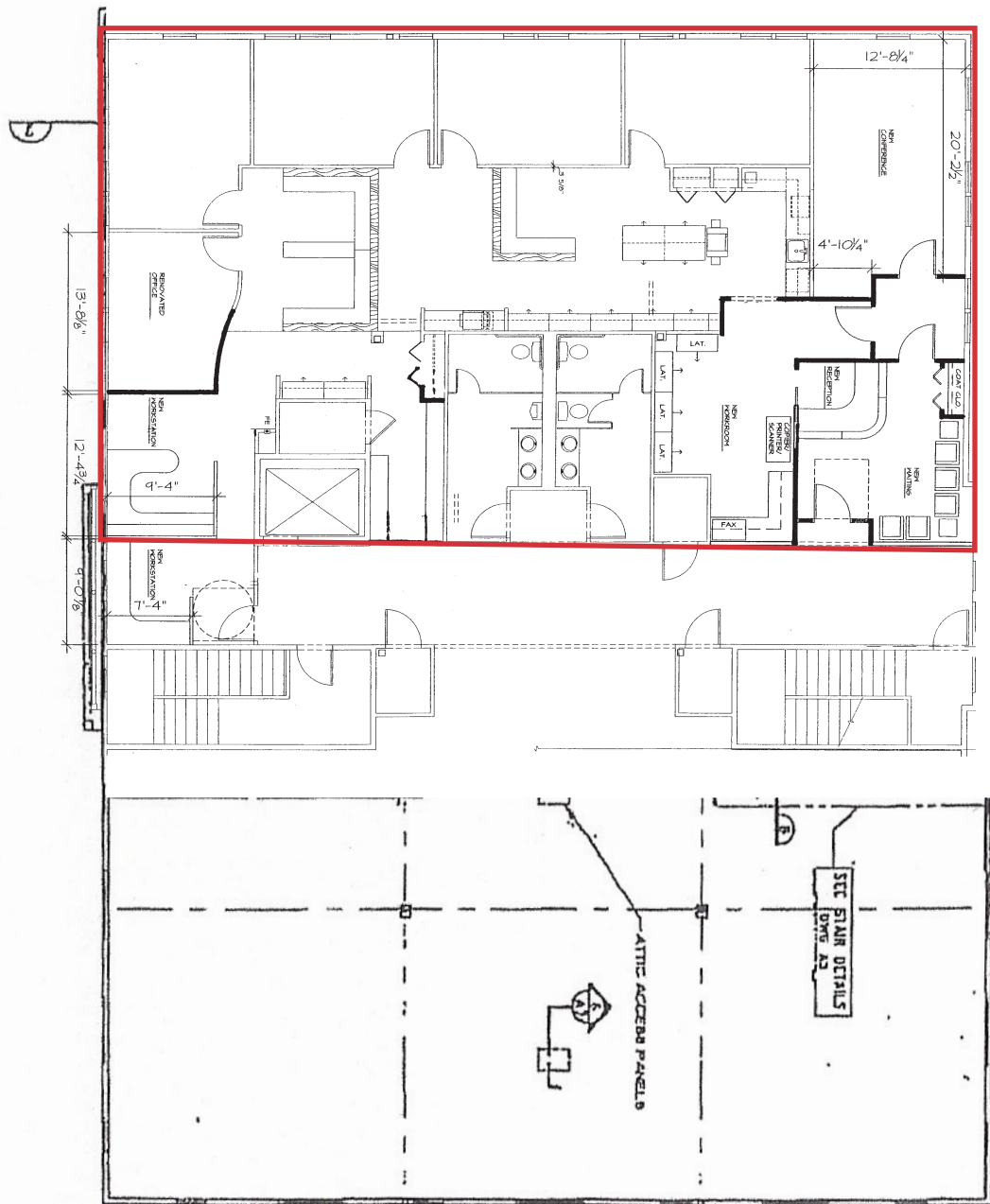
**FOR LEASE : \$15.00/SF NNN**





**Third Floor**  
**3,600± SF**

## THIRD FLOOR PLAN



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.