

THE BALLARD CENTER - AUGUSTA

MULTIPLE CLASS A OFFICE SPACES FOR LEASE



PROPERTY TYPE: OFFICE BUILDING

COVETED AUGUSTA LOCATION

SPACE SIZES: 1,198- 18,500+/- SF

OVER FIVE FLOORS OF SPACE AVAILABLE

PARKING: 700+ SPACES IN SHARED LOT

CLASS A DEVELOPMENT PLAN

AMENITIES: GYM, CAFE, BUILDING SECURITY

HIGH PROFILE ANCHOR TENANTS

EST. CAM FEES: \$6.30/SF

LEASE RATE: \$15-\$16/SF NNN



For more information contact:
DENNIS WHEELOCK
207-774-7715
dwheelock@balfourcommercial.com
www.balfourcommercial.com



ABOUT THE BALLARD CENTER

The Ballard Center is a historic commercial building located in Augusta, Maine. The building, located on East Chestnut, housed an iconic hospital for over a century. Our tenants include educational and medical organizations, commercial offices, and more. We would love for you to consider doing business in our community. We are available for build-to-suit leasing options. Click on the video below for more information.



ABOUT AUGUSTA

Augusta is located in the heart of Central Maine. Just 3.5 hours north of Boston, Augusta is also ideally positioned between Maine's two largest cities, Portland (one hour to the south) and Bangor (one hour to the north). The fact that 70% of Maine's population (900,000 people) can reach the city in less than two hour's drive attests to Augusta's convenient and central location.

Most major state roads and highways converge in Augusta. Direct access to the Maine Turnpike and Interstate 95 is ideal for north-south travel, and major state roads make Augusta a gateway to eastern and western Maine.

Affordable housing to suit every taste. Safe, progressive neighborhood schools. Excellent health care services. The best in recreation, heritage, and cultural offerings. Strong municipal services. All the elements of 'The Good Life' are here and waiting for you and your family.

Augusta is comprised of five distinct residential areas that cross all boundaries – traditional in-town neighborhoods, modern housing developments, rural living, lakeside homes, first-class retirement opportunities...they're all available in Augusta.

Information on Augusta from augustamaine.gov

50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.

The Ballard Center is a new, Class A development site that is becoming the most coveted office and commercial space in the Capitol City. Located on East Chestnut Street in Augusta, the building is the former MaineGeneral Medical Center and consists of over 265,000 square feet of space. Come join tenants such as MaineGeneral Health, Maine Virtual Academy, Ballard Cafe and many more. Lease rate includes use of campus fitness center, Ballard Cafe, parking, and building security. The Ballard Center is close to I-95 and I-295, several malls, has great views of the Capitol and downtown Augusta, offers ample parking and so much more! Developer will build space to suit your specific needs.

Features

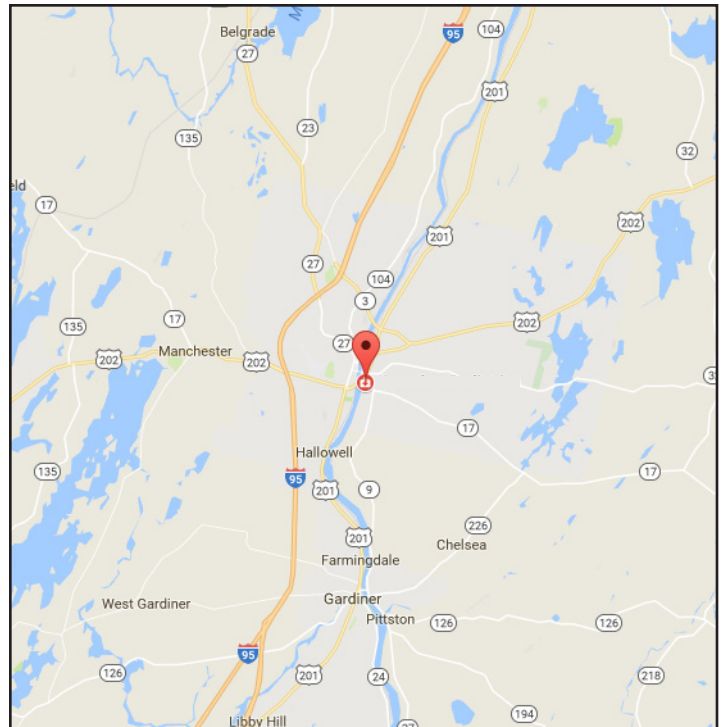
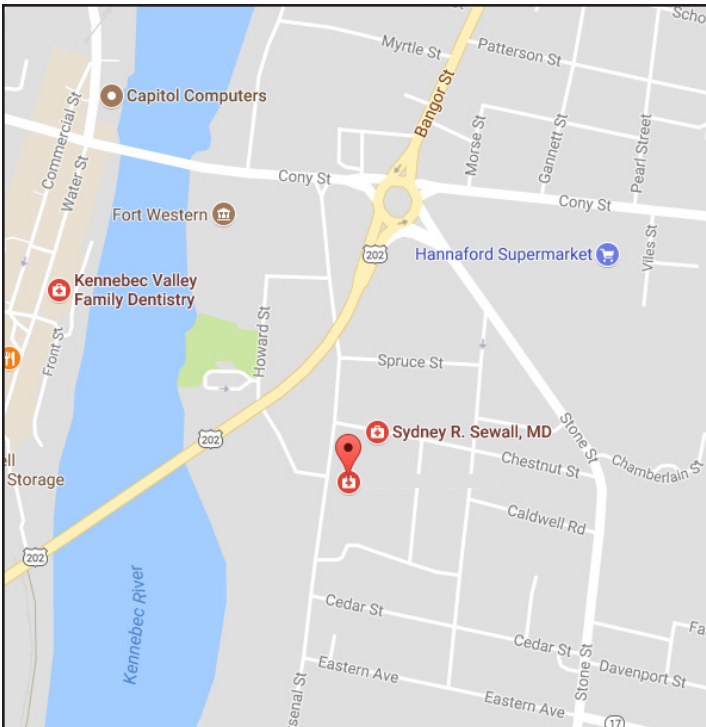
- Natural gas keeps energy costs affordable
- Ample parking
- Build to suit and turnkey availability
- Located in Central Augusta near State Capitol Complex
- Stone's throw from Kennebec River
- Attractive views of Capitol area and downtown Augusta

Current Tenants

- MaineGeneral Health
- USM Muskie School of Public Service
- Maine Virtual Academy
- Ballard Cafe (Vickery Cafe's sister location)
- Gateway Retirement
- Allumbaugh Insurance
- ADCare

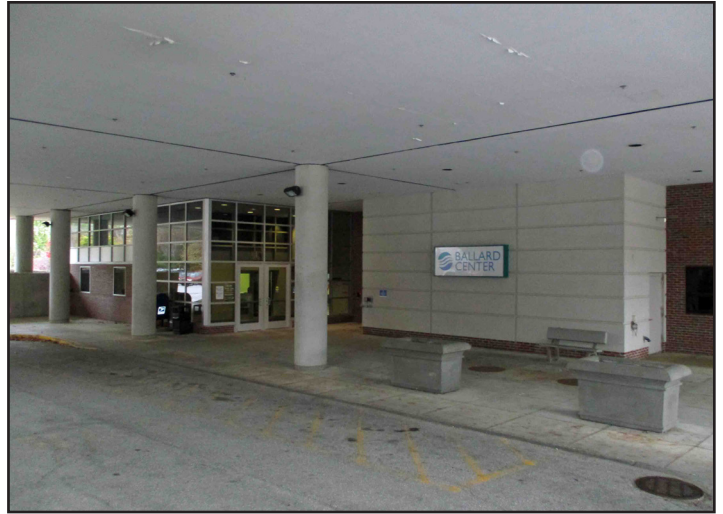
SPACE #	LEVEL	SIZE (SF)	LEASE RATE	LEASE TYPE	CAM FEE
Space L-1	Street Level	7,841	\$16.00	NNN	\$6.30
Space 1-4	First	9,001	\$16.00	NNN	\$6.30
Space 1-5	First	9,553	\$16.00	NNN	\$6.30
Space 2-6	Second	2,800	\$16.00	NNN	\$6.30
Space 2-8	Second	3,568	\$16.00	NNN	\$6.30
Space 4-10	Fourth	1,198	\$16.00	NNN	\$6.30
Space 4-11	Fourth	3,122	\$16.00	NNN	\$6.30
Space 5-12	Fifth	4,028	\$16.00	NNN	\$6.30

LOCATION	The Ballard Center: 6 East Chestnut Street - Augusta, Maine
OWNER	Augusta East Redevelopment Co., LLC
SPACE TYPE	Office/Retail
TOTAL BUILDING SIZE	265,000+/- SF
ESTIMATED NNN FEES	\$6.30
ZONING	KBD2
ZONING USE	Kennebec Business District/ Office Building MDL
STREET FRONTAGE	900+/- Ft
YEAR BUILT	1960
PARKING DESCRIPTION	700+ shared spaces in parking lots
SIGNAGE	In building outside each space & in the building directory
TRAFFIC COUNT	800 AADT14
UTILITIES	TYPE
ELECTRICITY	Circuit Breakers; Generator
SEWER/WATER	Public/Public
HEAT SYSTEM	Multi-zones; natural gas
COOLING	Gas
ANCHOR TENANT	MaineGeneral Health
ANCHOR TENANT	Maine Virtual Academy
ANCHOR TENANT	Ballard Café
AMENITIES	Elevator, building security, fitness center, café



50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



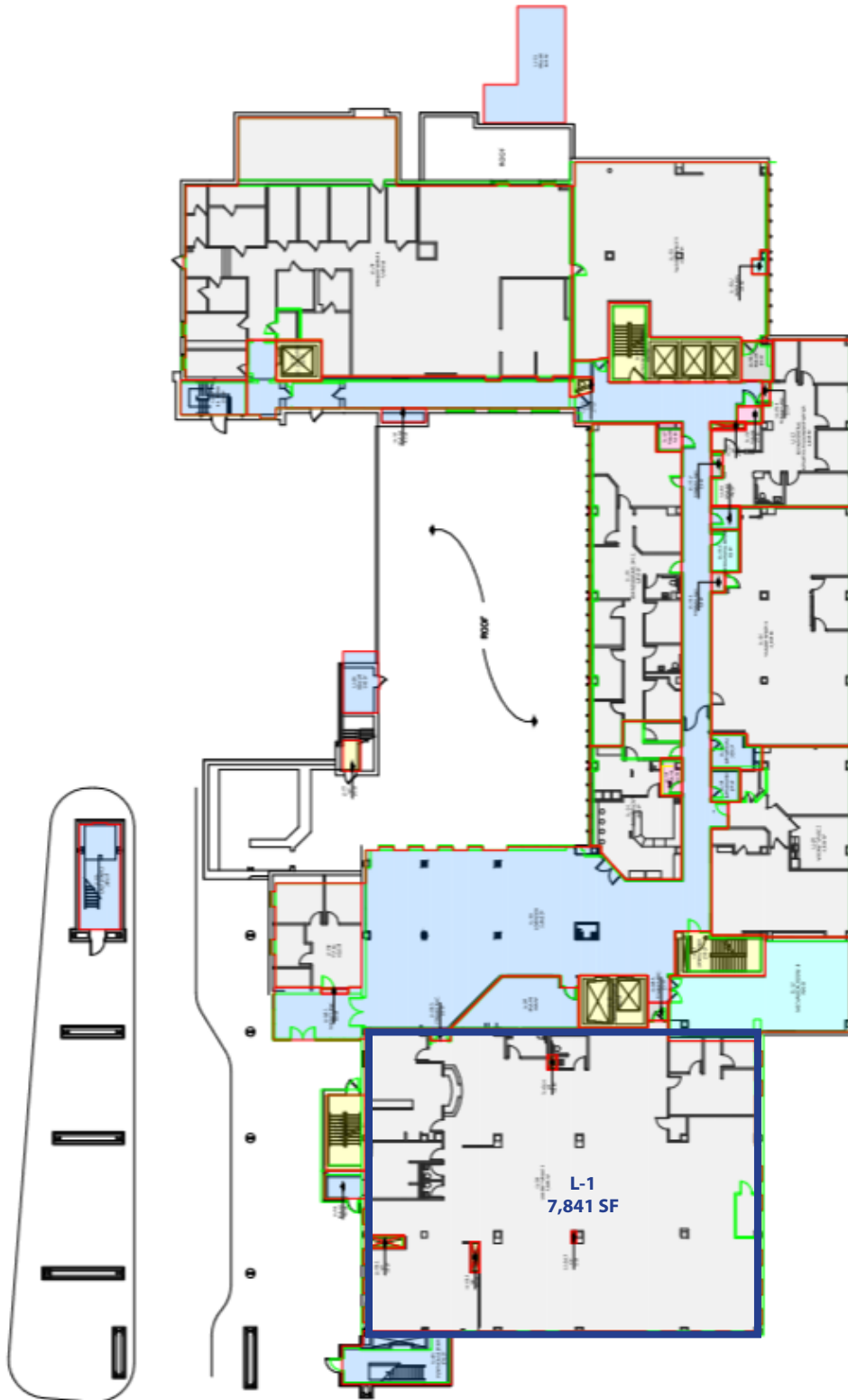
50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

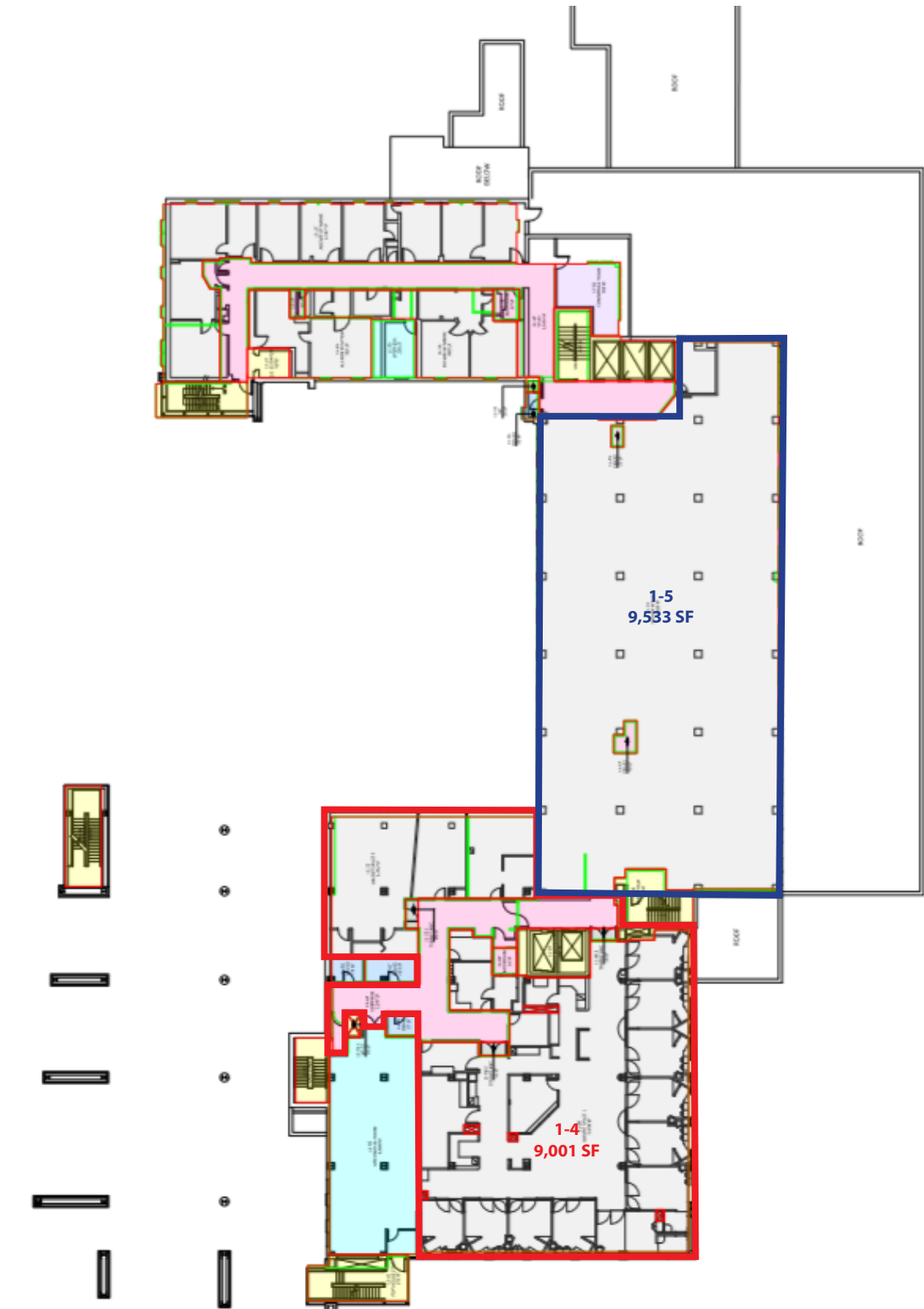
THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



Note: This drawing is not to scale. It is for representational purposes only.

50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



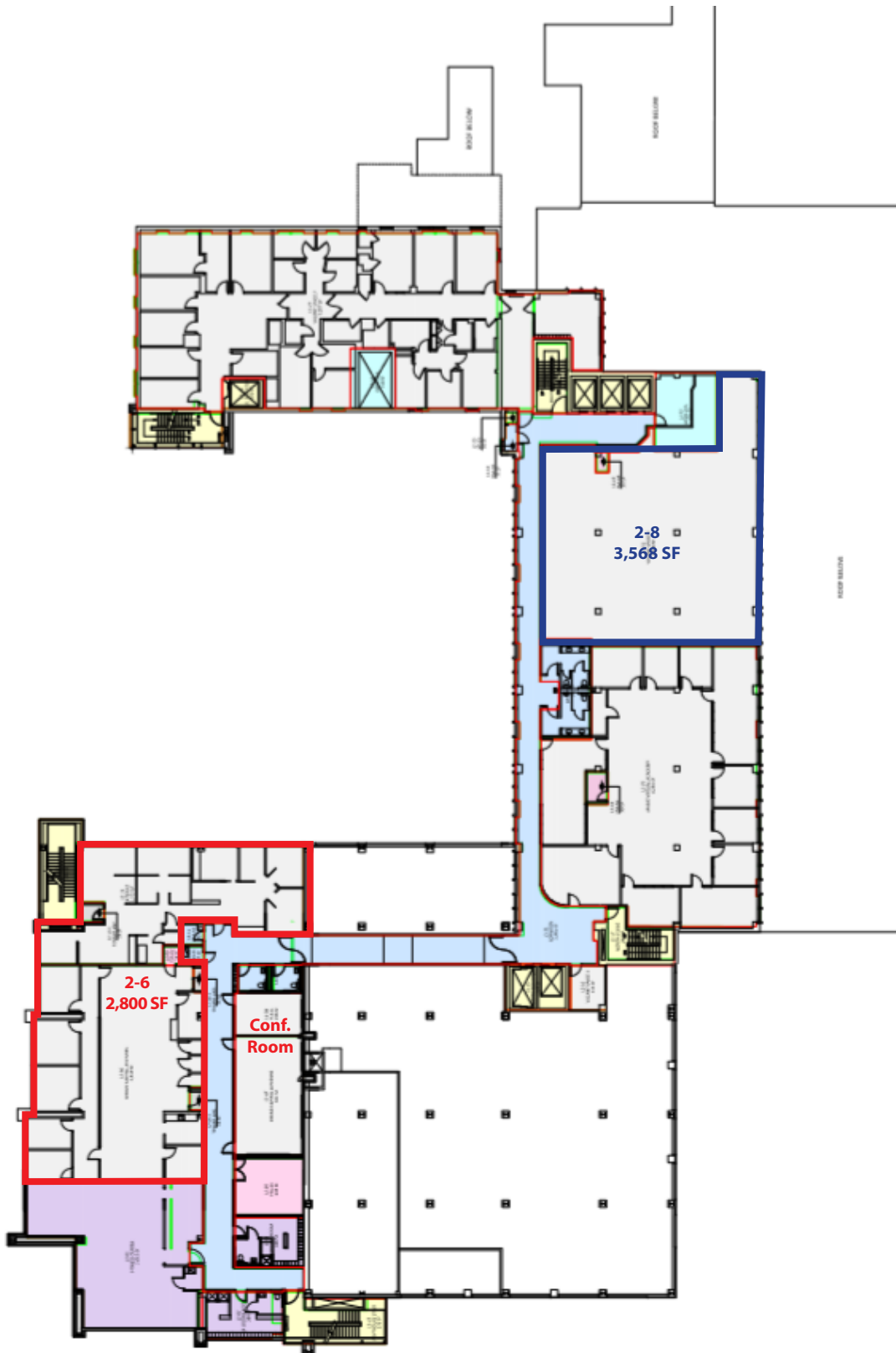
Note: This drawing is not to scale. It is for representational purposes only.

50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



BALLARD CENTER - AUGUSTA FLOOR PLAN - SECOND FLOOR



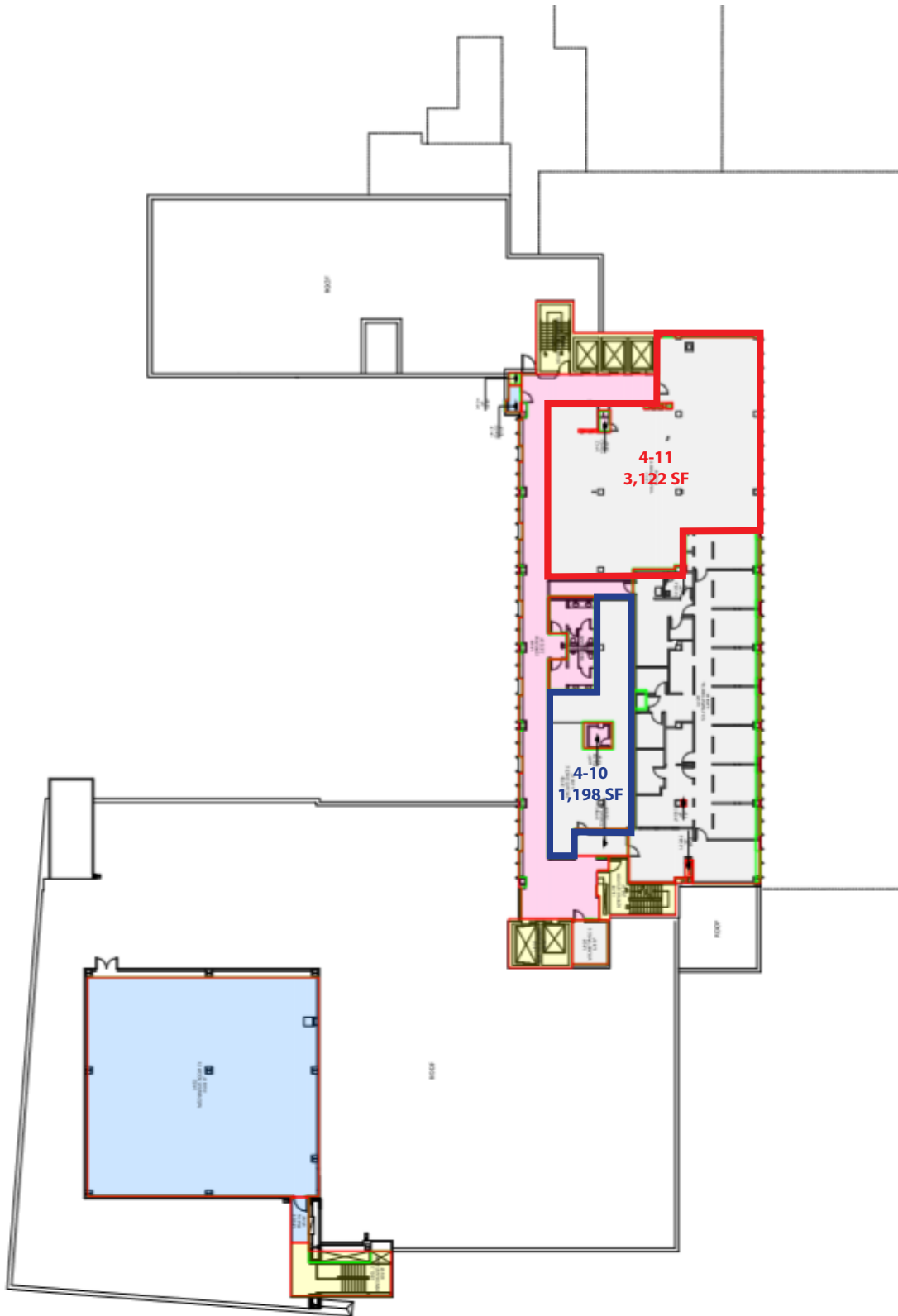
Note: This drawing is not to scale. It is for representational purposes only.

50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



BALLARD CENTER - AUGUSTA FLOOR PLAN - FOURTH FLOOR



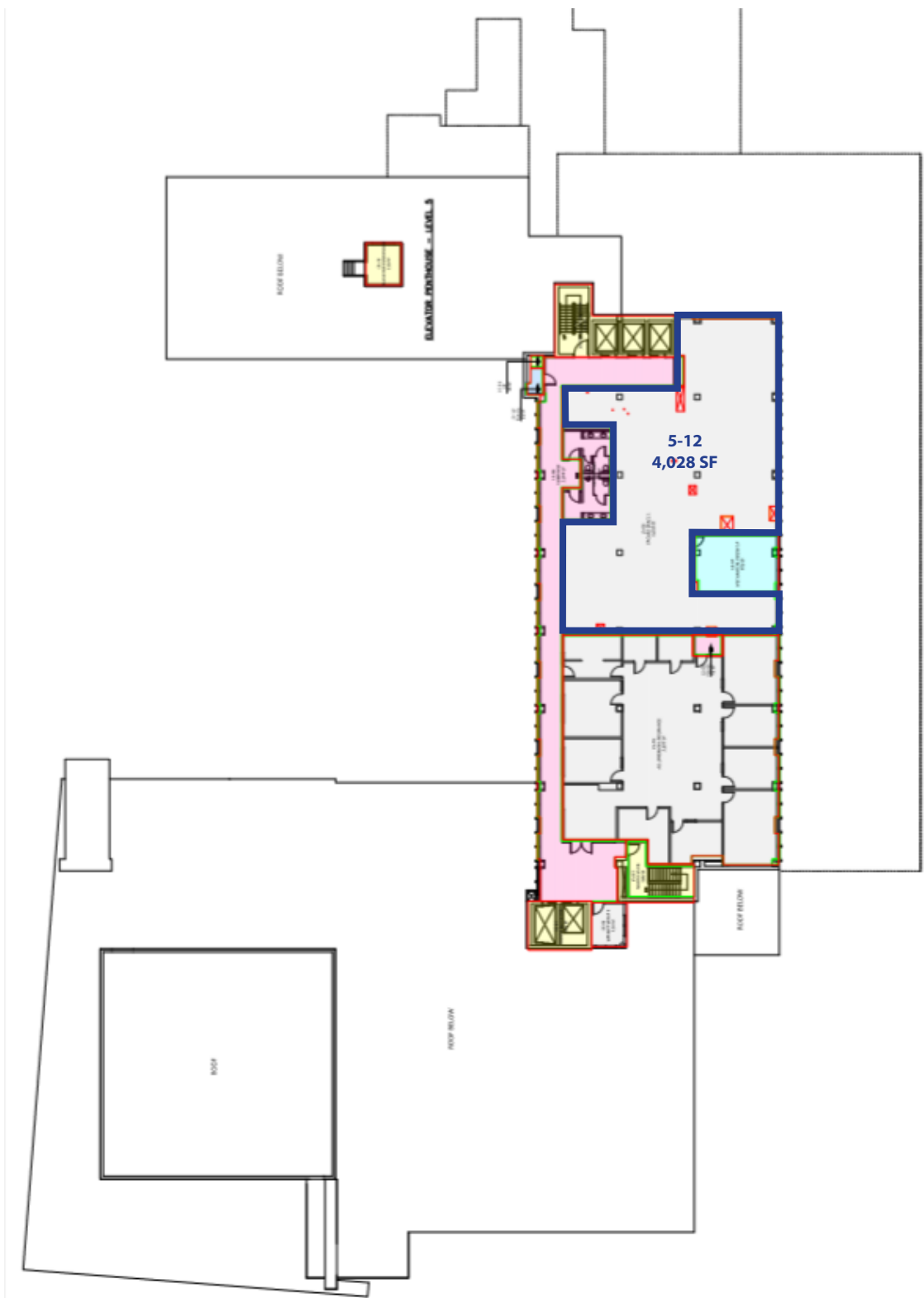
Note: This drawing is not to scale. It is for representational purposes only.

50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



BALLARD CENTER - AUGUSTA FLOOR PLAN - FIFTH FLOOR



Note: This drawing is not to scale. It is for representational purposes only.

50 Sewall St. - Portland, Maine 04102 • Tel. 207-774-7715 • www.balfourcommercial.com

THE INFORMATION IN THIS PROFILE HAS BEEN PROVIDED BY THE CLIENT. MAGNUSSON BALFOUR COMMERCIAL & BUSINESS BROKERS MAKES NO REPRESENTATIONS AS TO ITS ACCURACY. THIS PROFILE IS FOR THE CONFIDENTIAL USE OF THE INDIVIDUAL TO WHOM IT HAS BEEN GIVEN. BUYERS ARE ADVISED TO CONDUCT THEIR OWN INVESTIGATION TO ACCURACY OF INFORMATION AND CONSULT WITH THEIR APPROPRIATE FINANCIAL, LEGAL, OR BUSINESS ADVISORS.



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in

a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of _____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.