

FOR LEASE



PREMIER OFFICE SPACE

2 STONEWOOD DRIVE, FREEPORT, ME 04033

PROPERTY HIGHLIGHTS

- Move-in ready office space with an open layout and modern systems.
- Competitive lease rate includes ALL expenses, including utilities.
- On-site amenities include a full cafeteria, gym, and locker rooms with showers.
- Easily accessed from I-295 Exits 17 & 20 with free on-site parking.
- Area businesses include L.L. Bean, Royal River Natural Foods, Maine Beer Company, Goodfire Tasting Room & Kitchen, and many more.
- **Lease Rate: \$12.00/SF Gross**



THE BOULOS
COMPANY

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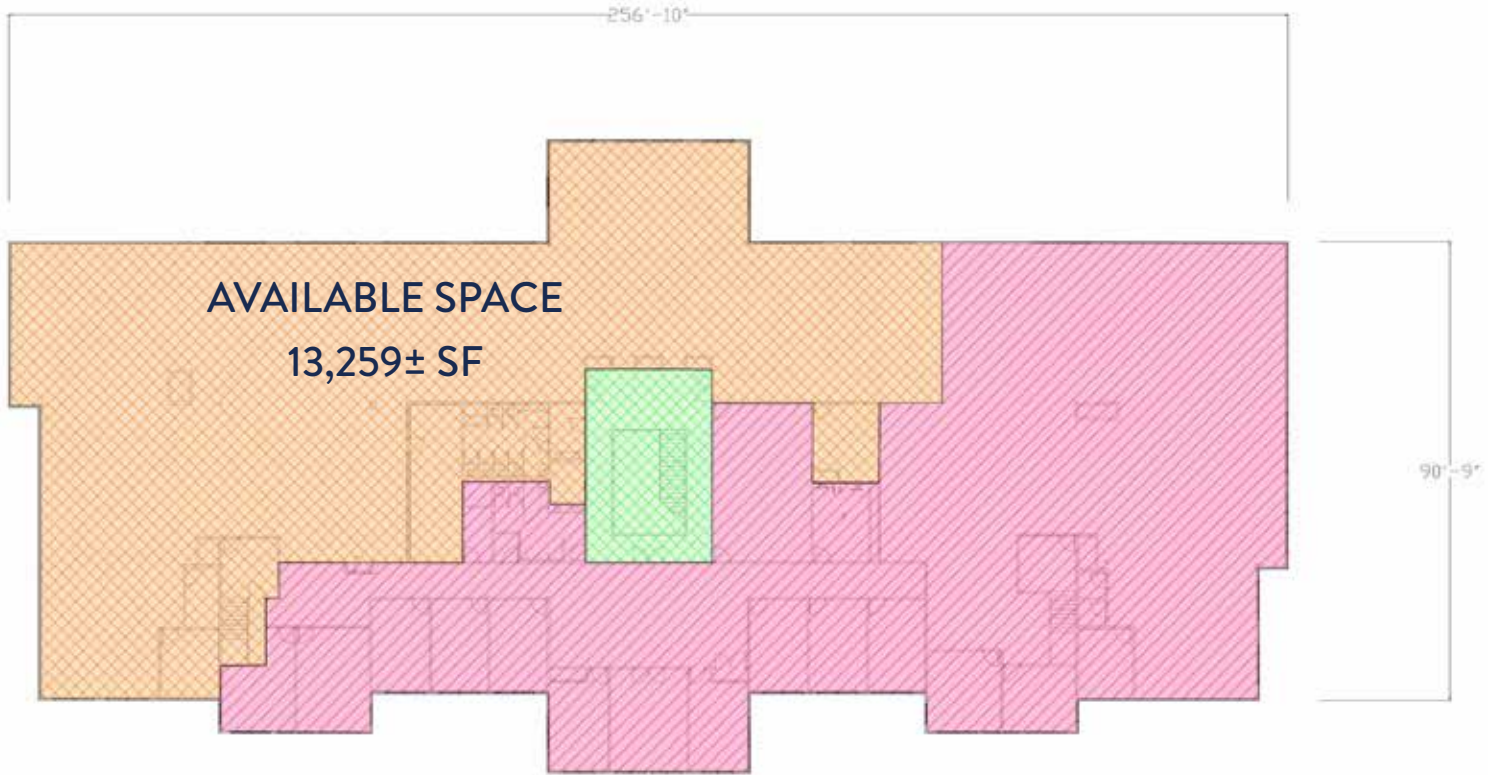


PROPERTY DETAILS

OWNER	Two Stonewood LLC
DEED REFERENCE	34698/0047
ASSESSOR'S REFERENCE	23-70-B-0
BUILDING SIZE	45,879± SF
AVAILABLE SPACE	13,259± SF (2nd floor)
DATE AVAILABLE	Immediately
LOT SIZE	6.62± AC
YEAR BUILT	1995
ZONING	C-I: Commercial District I
# OF STORIES	Two (2)
ELEVATORS	One (1)
RESTROOMS	Shared
HEATING & COOLING	New rooftop units
UTILITIES	Municipal water and sewer
PARKING	On-site
TRAFFIC COUNT	27,790 AADT via I-295 SB (2024)
LEASE RATE	\$12.00/SF Gross

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