

# FOR LEASE | PINELAND CENTER

16 PINELAND DRIVE, NEW GLOUCESTER, ME 04260



## PROPERTY HIGHLIGHTS

- 9,500± SF available for lease in a premier Class A, mixed-use, office park occupied by for-profit and non-profit businesses, research, and educational companies.
- Located 30 minutes from Portland and 15 minutes from Lewiston/Auburn.
- Campus consists of 19 buildings with 258,000± SF of office area situated on 224± acre parcel within a 5,000± acre land preservation.
- Natural surroundings combine the elements of an office park with a working farm, world-class equestrian center, and outdoor recreational facilities that include approximately 30 kilometers of professionally designed trails for biking and walking, tennis courts, and a stocked trout pond. These amenities provide business tenants, employees and nearby residents the conveniences of the city and the solace of the country.
- Available immediately. Not subdividable.

LEASE RATE: \$16.00/SF MG



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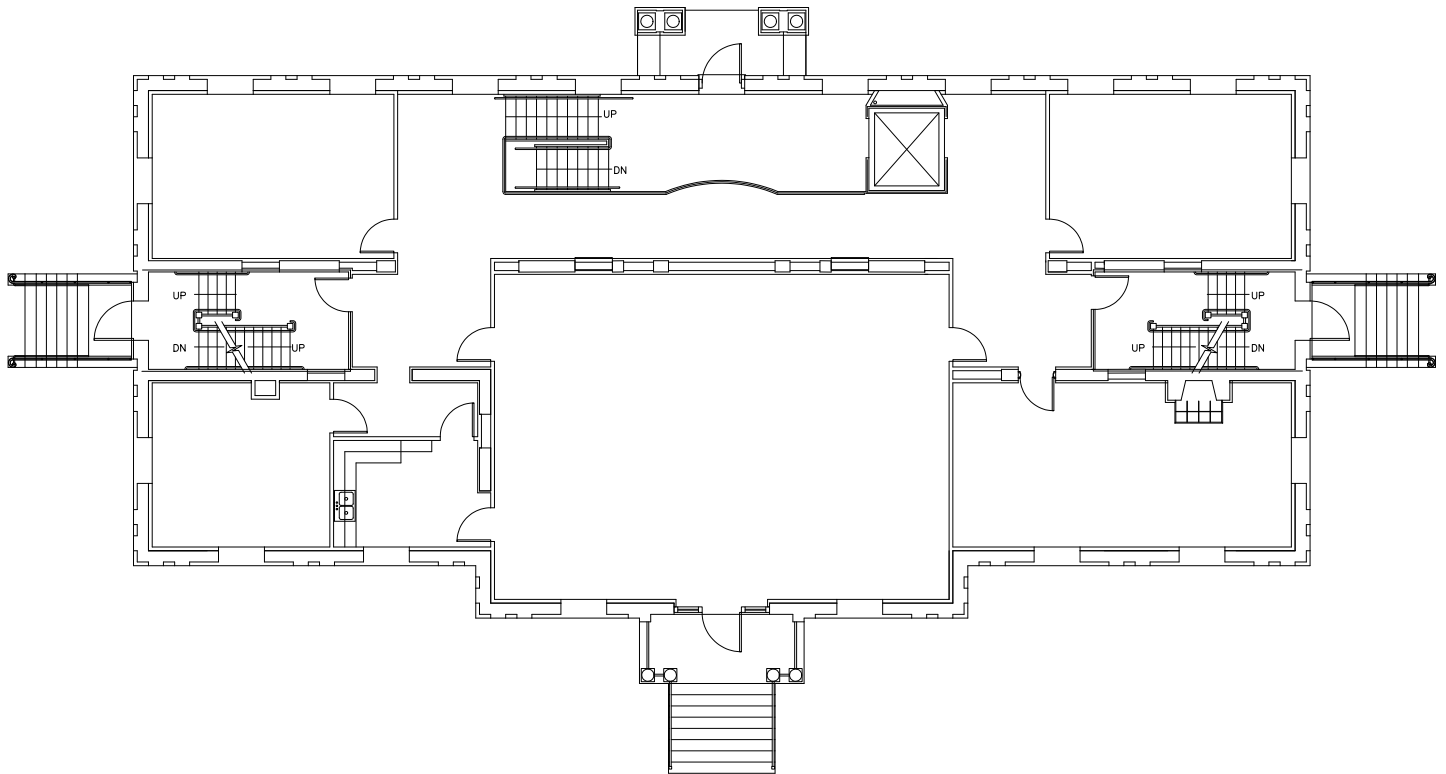


## PROPERTY DETAILS

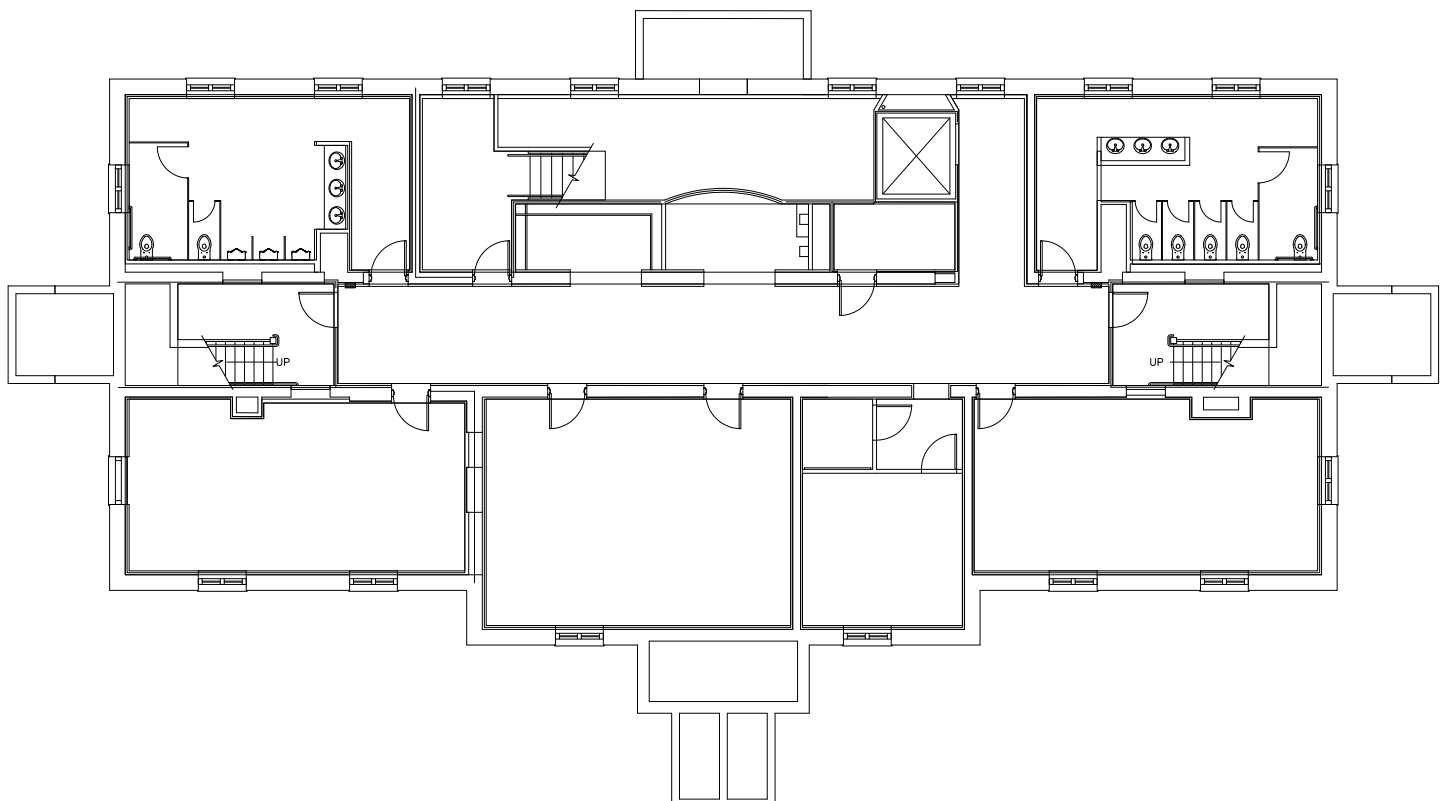
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|--------------------|-----------------------------------------------------------------------------------------------|
| PROPERTY ADDRESS   | 16 Pineland Drive, New Gloucester, ME                                                         |
| OWNER              | October Corporation                                                                           |
| AVAILABLE SPACE    | 9,500± SF                                                                                     |
| LOCATION           | 4.5 miles east of I-95 in Gray<br>15 minutes from Lewiston/Auburn<br>30 minutes from Portland |
| TENANT IMPROVEMENT | Landlord contributions available pending terms.                                               |
| LEASE RATE         | \$16.00/SF MG                                                                                 |
| UTILITY EXPENSES   | \$2.50/SF (estimated), includes heat and electric                                             |



## FIRST FLOOR PLAN



## GROUND FLOOR PLAN



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16 PINELAND DR

## CONTACT US



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.