



FOR LEASE

PINELAND CENTER
NEW GLOUCESTER, ME 04260

PROPERTY SUMMARY

- Below-market lease rates which include all CAMs.
- 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.
- Perfect for both small and large businesses alike.
- See 'Current Listing Sheet' for list of vacancies.

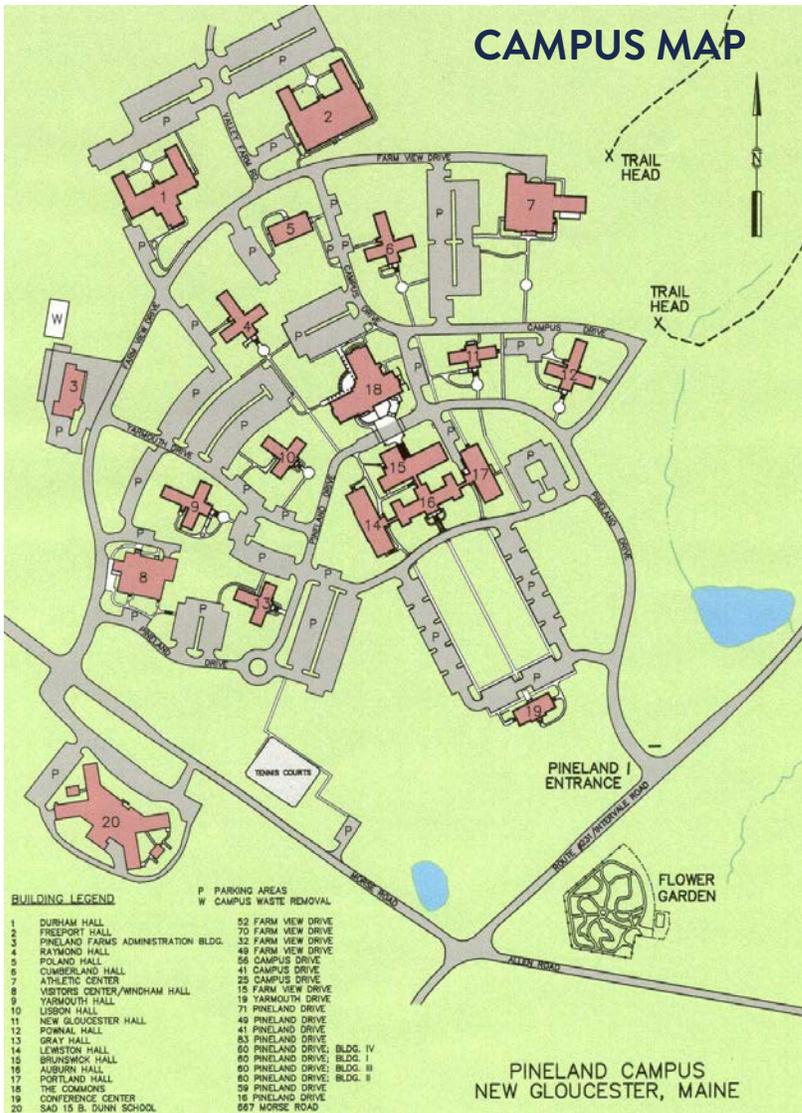
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PROPERTY DETAILS

PROPERTY ADDRESS	Route 231, New Gloucester, ME
PROPERTY OWNER	October Corporation
AVAILABLE SPACE	See 'Current Listings Sheet'
NO. OF BUILDINGS	19 Class A office buildings
LOCATION	4.5 miles east of 1-95 in Gray 15 minutes from Lewiston/Auburn 30 minutes from Portland
TENANT IMPROVEMENT	Landlord is willing to build-out suites for long-term tenants



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CAMPUS AMENITIES

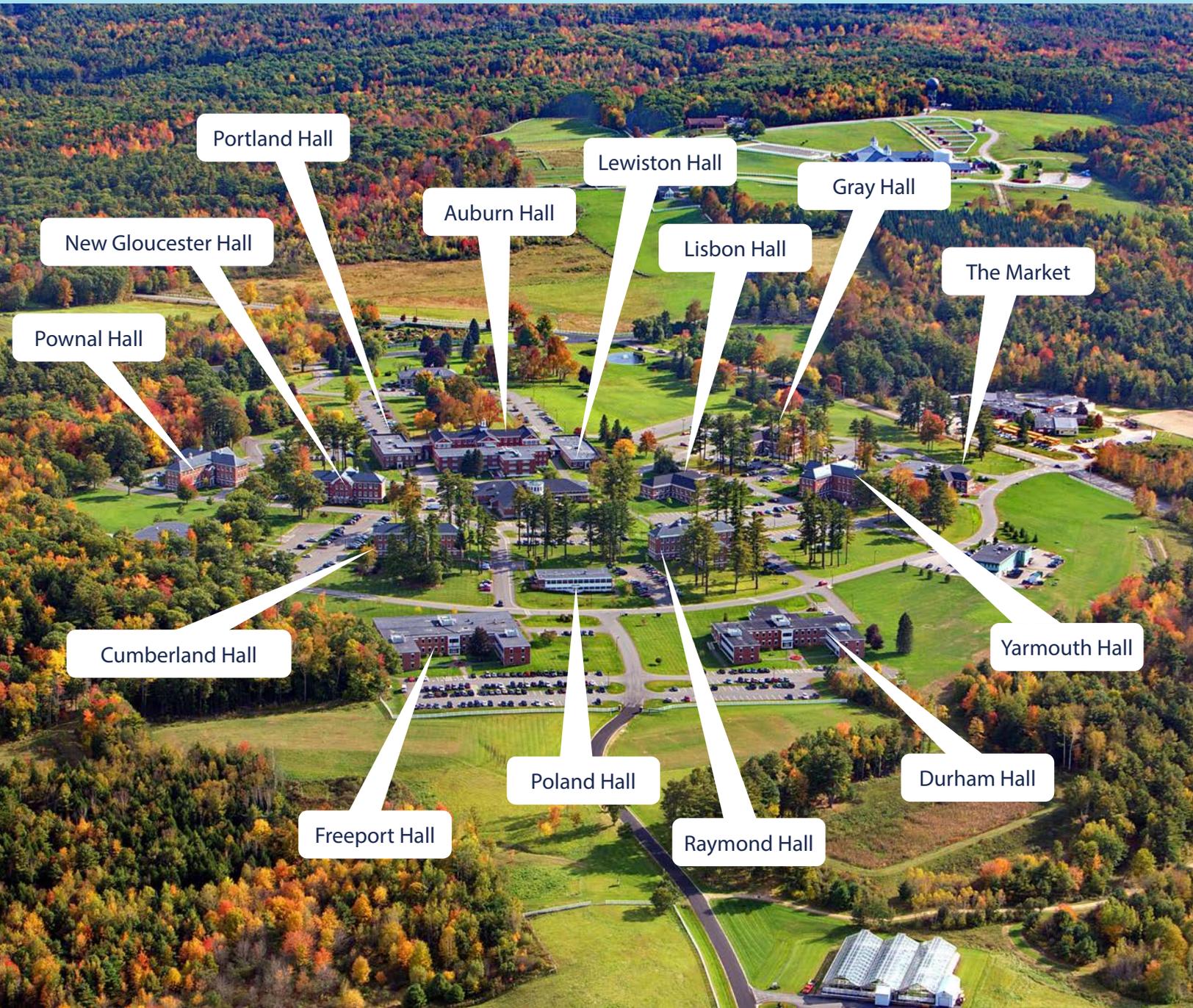
- **The Commons:** New 20,000± SF building includes the Commons Kitchen, banquet hall, and Black Tie catering staff.
- **Market at Pineland Farms:** 12,362± SF facility features the Market at Pineland Farms offering a wide array of locally sourced produce, meats, cheeses and baked goods, as well as a great selection of beer, wine, and gift ideas. The cafe delivers the freshest soups, salads and sandwiches daily.
- **Conference Rooms:** Conference rooms are available for lease. See broker for details.

OUTDOOR RECREATION

- Tennis - 3 courts available, free of charge
- Hiking Trails - 28 kilometers of professionally designed and maintained trails
- Disc Golf - Pro 7,155' long Patriot course includes 18 holes with a variety of fun obstacles.
- Mountain Biking - All trails are graded.
- Botanical Gardens - Perennial, herb and vegetable garden, free of charge.
- Ice Skating and Sledding
- Cross-Country Skiing and Snow Shoeing - 5 designated snow shoeing trails. Tenants receive a significant discount.
- All landscaping professionally managed year-round by Boulos Asset Management.

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CONTACT US



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**THE BOULOS
COMPANY**

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