



**FOR LEASE**

**3 GODFREY DRIVE  
ORONO, MAINE**



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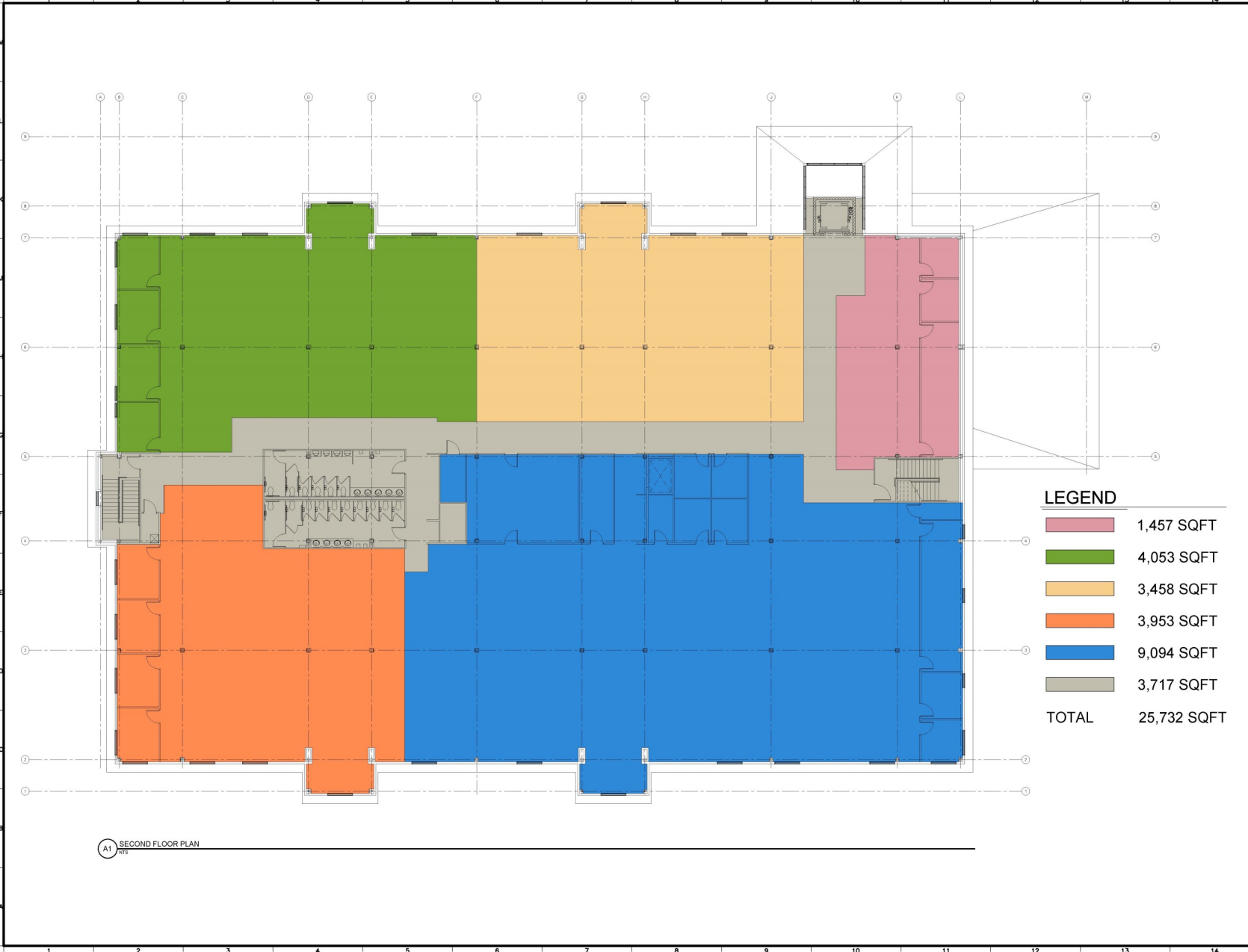
## PROPERTY INFORMATION

<u>PROPERTY:</u>	3 Godfrey Drive, Orono
<u>LOCATION:</u>	Conveniently located just off I-95 exit 193 and only 5 minutes from the University of Maine flagship campus and 10 minutes from downtown Bangor
<u>DESCRIPTION:</u>	Two-story office building located in the Maine Tech Industrial Park in Orono has been completely redeveloped to contain flexible class-A office space with generous on-site parking. First floor will be occupied by The Sargent Corporation's corporate offices. Second floor spaces will be accessed by elevator to a second-floor lobby. The second floor is shell space which will be built out to accommodate tenant needs.
<u>BUILDING SIZE:</u>	55,449 +/- sf
<u>SPACES AVAILABLE:</u>	25,732 +/- sf dividable to 1,458 +/- sf (see concept floor plan)
<u>SPRINKLER:</u>	Wet system
<u>HVAC:</u>	Natural Gas fired roof top units with new controls for each tenant space
<u>PARKING:</u>	250 on-site spaces
<u>ZONING:</u>	Commercial 1
<u>LEASE RATE:</u>	TBD



Information furnished is from sources deemed reliable, but no warranty is made to the accuracy thereof. The listing broker hereby discloses that he/she is acting solely as an agent for the seller in the marketing, negotiation, and sale/lease of this property. Broker further discloses that he represents the seller's interest and has a fiduciary duty to disclose to the seller information which is material to the sale acquired from the buyer or any other source.

# 3 Godfrey Drive, Orono Concept Floor Plan



<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; text-align: center;"> <b>PROGRESS PRINT</b> 06.16.22             </td> </tr> <tr> <td style="text-align: center;">  TAC Architectural Group Inc. 40 Summer St., Suite 4 Bangor, ME 04401             </td> </tr> <tr> <td style="text-align: center;"> </td> </tr> <tr> <td style="text-align: center;"> <b>3 GODFREY OFFICE SECOND FLOOR</b>                  OLD TOWN, MAINE                  PROJECT NO: 22-021                  CAD DWG FILE: 3GODFREY SECOND FLOOR PLAN A.DWG                  DRAWN BY: <b>HH</b>                  CHECKED BY: <b>HH</b>                  COPYRIGHT: 2022             </td> </tr> <tr> <td style="text-align: center;">                 SHEET TITLE  <b>SECOND FLOOR PLAN A</b>                  AE102A             </td> </tr> </table>	<b>PROGRESS PRINT</b> 06.16.22	 TAC Architectural Group Inc. 40 Summer St., Suite 4 Bangor, ME 04401		<b>3 GODFREY OFFICE SECOND FLOOR</b> OLD TOWN, MAINE PROJECT NO: 22-021 CAD DWG FILE: 3GODFREY SECOND FLOOR PLAN A.DWG DRAWN BY: <b>HH</b> CHECKED BY: <b>HH</b> COPYRIGHT: 2022	SHEET TITLE <b>SECOND FLOOR PLAN A</b> AE102A
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# 3 Godfrey Dr., Orono

## Front Elevation



A1 FRONT ELEVATION  
1/8" = 1'-0"

# 3 Godfrey Drive, Orono

