

FOR LEASE | PINELAND CENTER

16 PINELAND DRIVE, NEW GLOUCESTER, ME 04260



PROPERTY SUMMARY

- 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

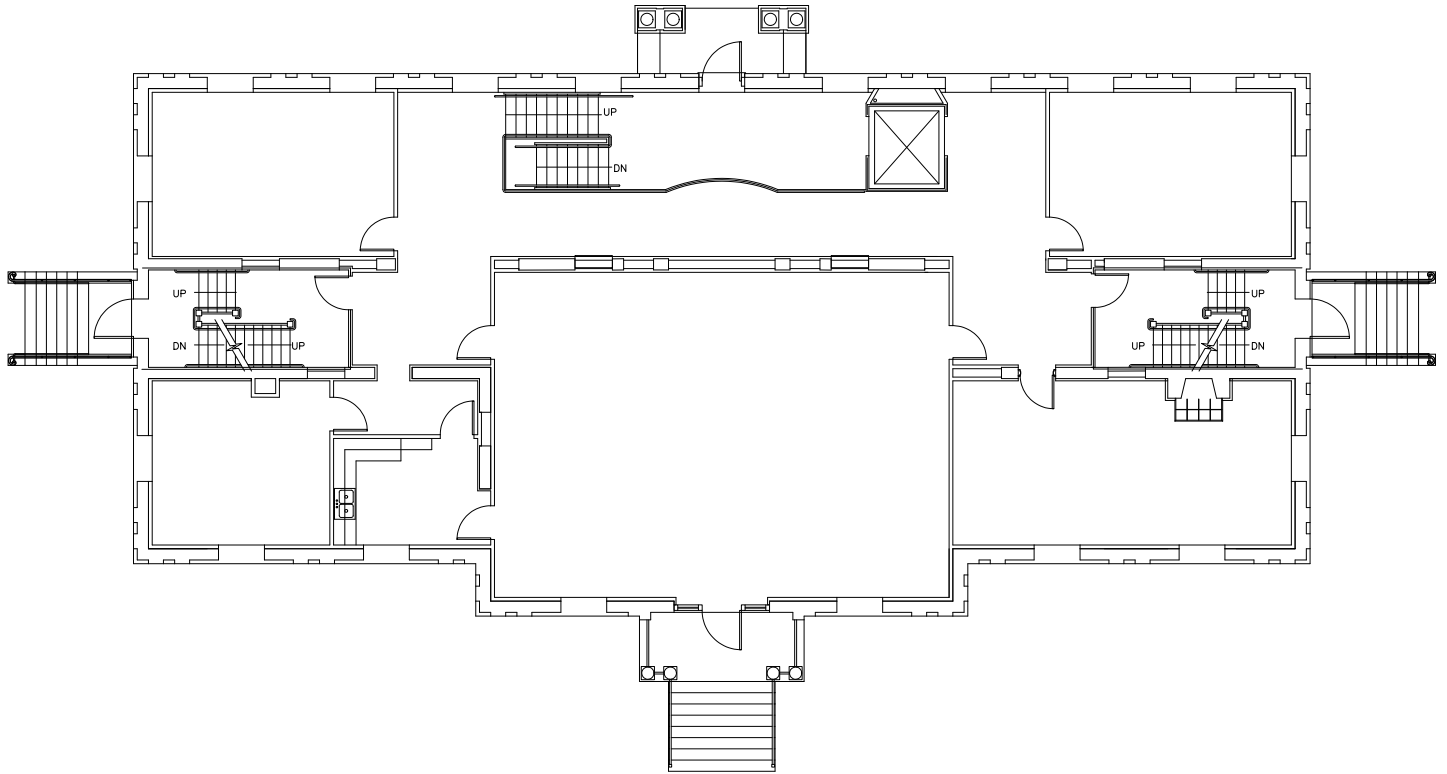
PROPERTY ADDRESS	16 Pineland Drive, New Gloucester, ME
PROPERTY OWNER	October Corporation
AVAILABLE SPACE	9,500± SF
LOCATION	4.5 miles east of 1-95 in Gray 15 minutes from Lewiston/Auburn 30 minutes from Portland
TENANT IMPROVEMENT	Landlord contributions available pending terms.
LEASE RATE	\$16.00/SF MG
UTILITIES	\$2.50/SF (estimated), includes heat and electric

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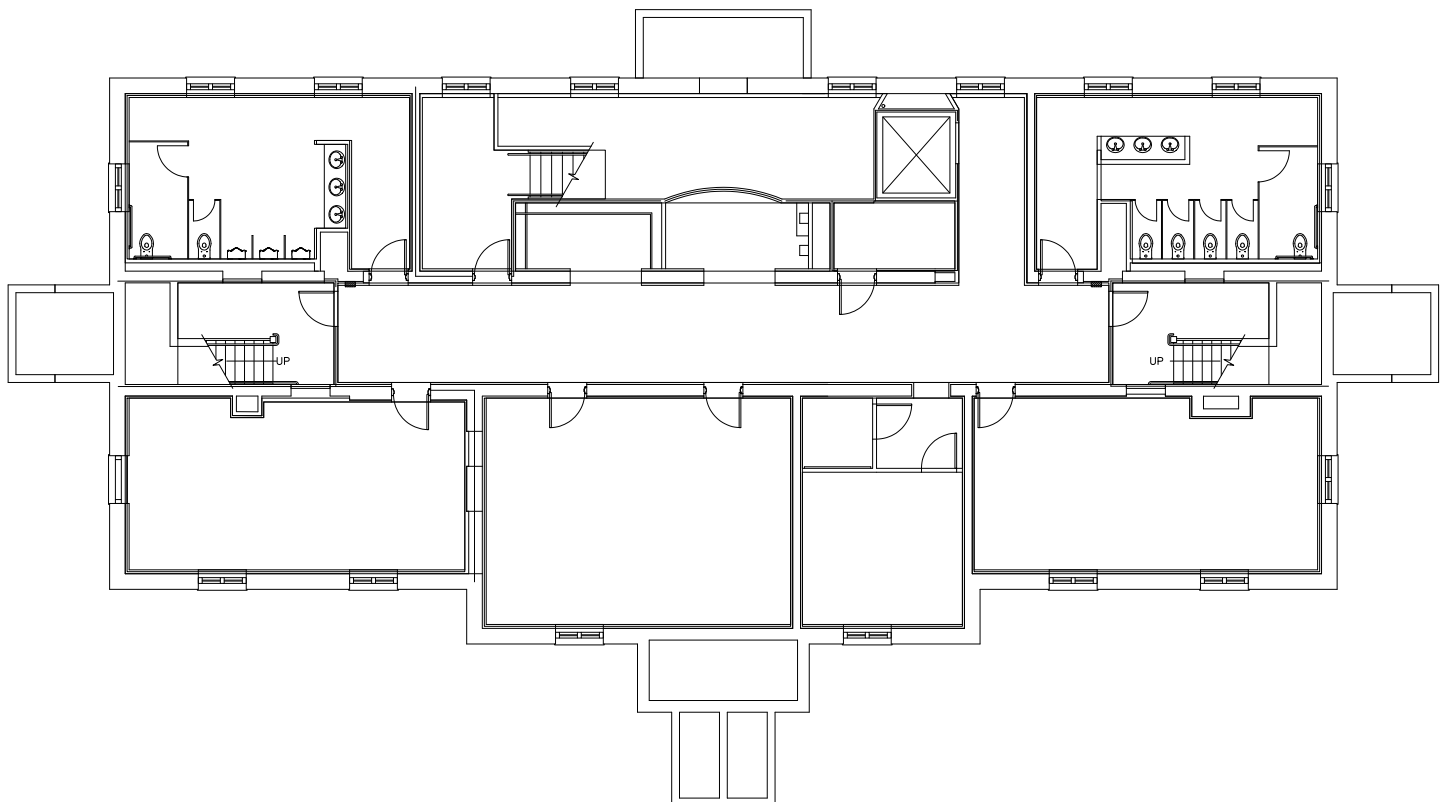
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FIRST FLOOR PLAN



GROUND FLOOR PLAN



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