

FOR LEASE

Office/Light Industrial Space

\$9.00 - \$12.00/SF NNN



Two Stonewood Drive, Freeport

Property Highlights

- Conveniently located between I-295, Exits 17 & 20
- $17\pm$ minute drive from Downtown Portland
- All rooftop HVAC units are less than 5-years old
- Efficient common area space and elevator access to all 3 floors
- 2nd floor subdividable down to $5,000\pm$ SF
- 11,735 SF can be converted to light industrial/lab/R&D space
- Direct access to Bliss Woods Trail System (Freeport Conservation Trust)

Property Description

We are pleased to offer up to $22,581\pm$ SF of office space for lease at this meticulously maintained, Class A, multi-tenanted office campus in South Freeport, Maine. Up to 11,735 USF could be converted to light industrial/lab/R&D space with 10' clear height and loading dock capability. Two Stonewood Drive offers amenity rich, cost-effective space with easy access to Greater Portland, the Midcoast, and Central Maine Markets. Join the likes of Maine Beer Company, Mast Landing, and L.L. Bean in business-friendly Freeport.

Property Overview

Owner	Two Stonewood, LLC	
Building Size	57,921± SF	
Space Breakdown	First Floor	11,735± USF - \$12.00/SF NNN
	Second Floor	10,846± USF - \$9.00/SF NNN
Assessor's Reference	Map 23, Block 70, Lot B	
Year Built	1995, renovated 2007 & 2018	
Building Construction	Steel frame & wood siding	
Bathrooms	Multiple per floor, in common	
Loading Dock	Capability to add loading dock to first floor space	
Accessibility	Elevators - ADA accessible	

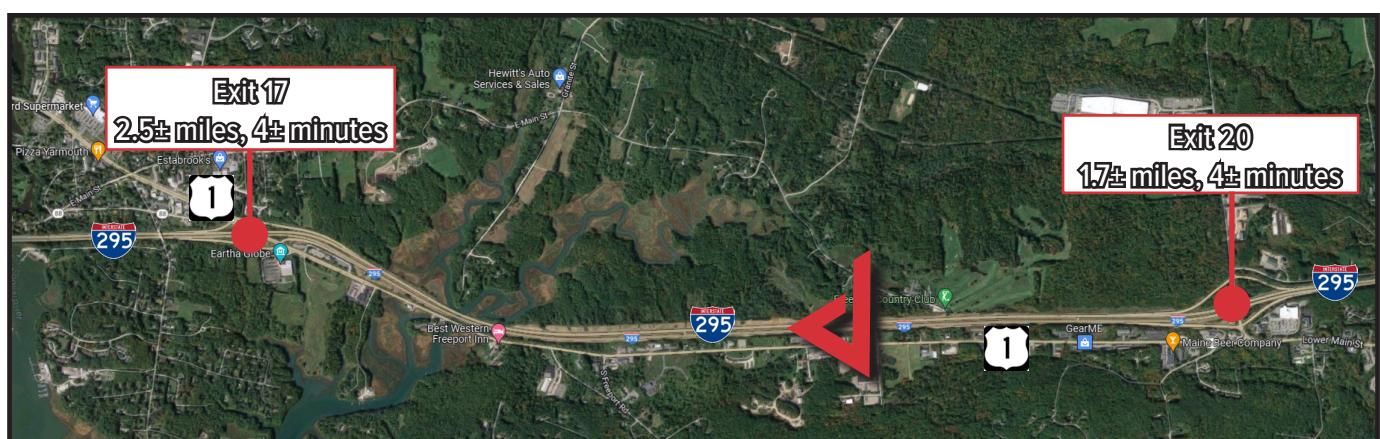
Estimated NNNS : \$5.27/SF (heat & electric included)

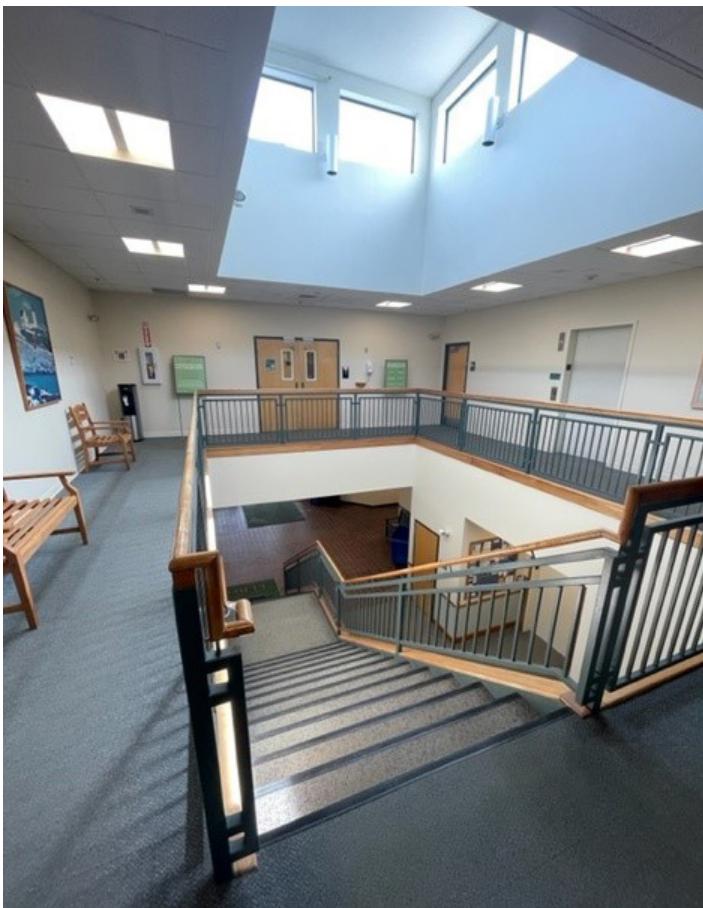
TWO STONEWOOD VS. DOWNTOWN PORTLAND

	Downtown Portland Average	Two Stonewood	Two Stonewood Savings \$/SF
Square Footage	10,000±	10,000±	
Base Rent \$/SF (NNN)	\$20.00	\$12.00	\$7.00
CAM's \$/SF	\$7.00	\$6.00±	\$1.00
Utility Expenses \$/SF	\$2.50	Inc. in CAM's	\$2.50
Parking Expenses \$/SF*	\$7.20	Free	\$7.20
Total \$/SF	\$36.70	\$18.00	\$17.70
Total Annual Expenses	\$367,000	\$180,000	

Bottom line company savings for Two Stonewood versus Downtown Portland : \$187,000/year

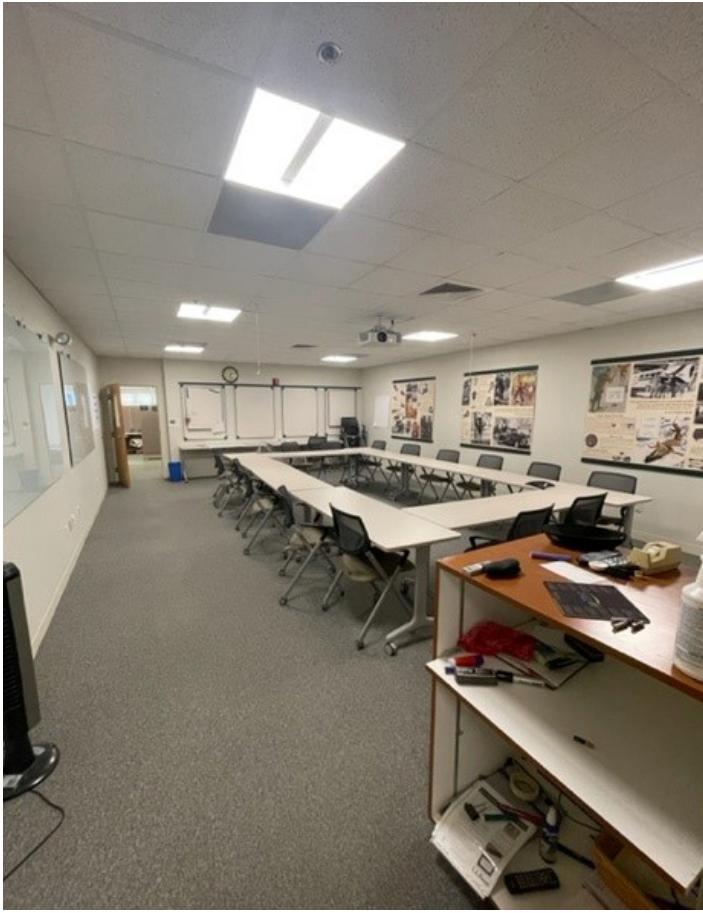
*\$120/space/mo x 50 employees



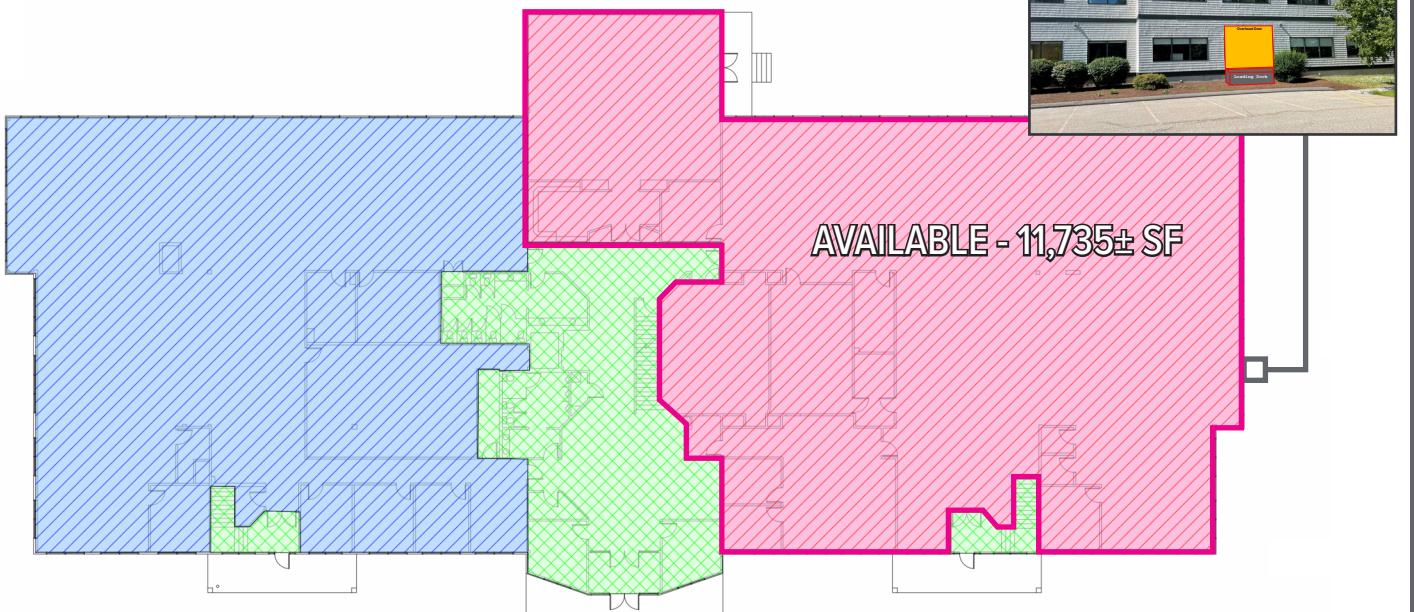


On-site Amenities

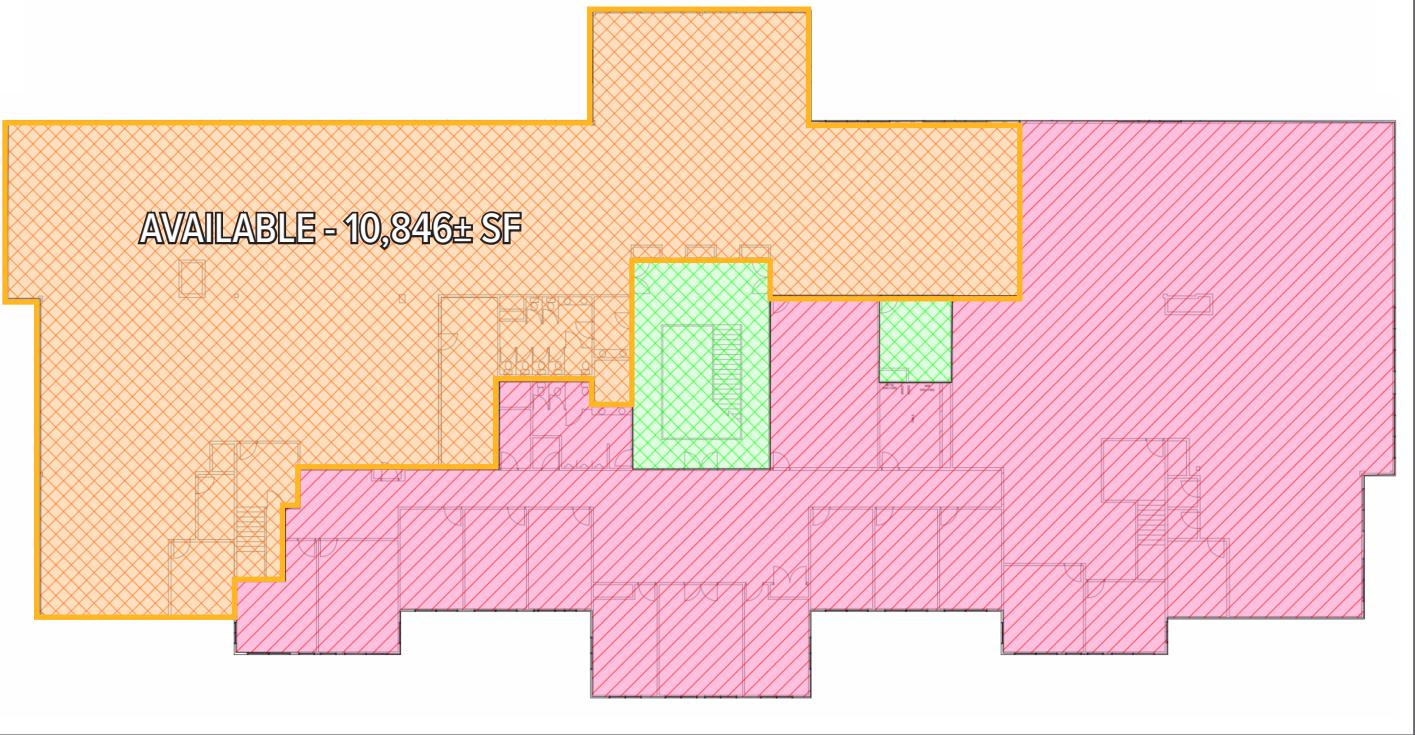
- Cafeteria
- Fitness Facility
- Locker Rooms



First Floor



Second Floor



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.