



FOR LEASE

**3 GODFREY DRIVE
ORONO, MAINE**



P.O. Box 2444 Bangor, ME 04402
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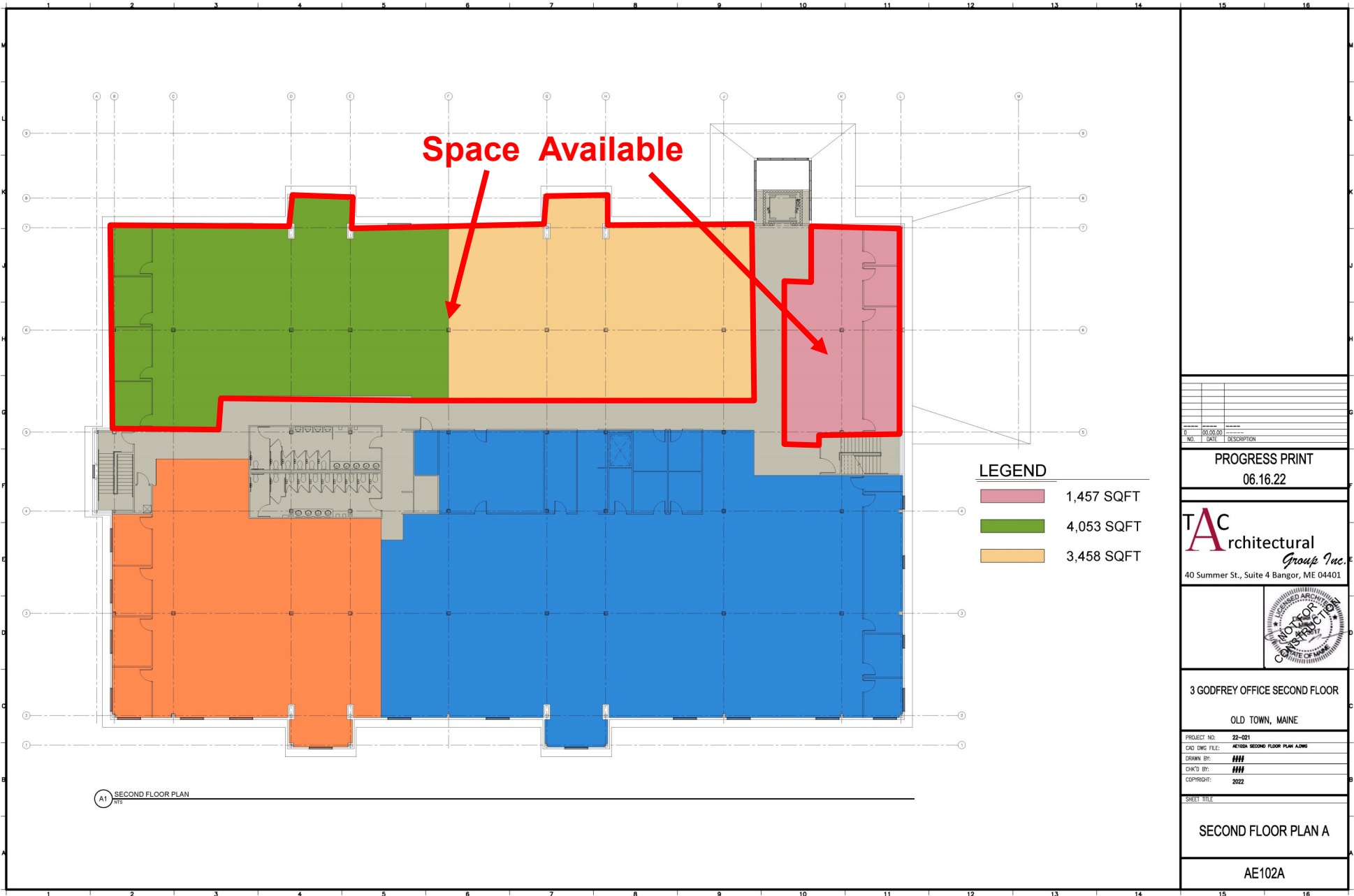
PROPERTY INFORMATION

<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>	8,968 +/- sf dividable to 1,457 +/- sf (see space available)
<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.

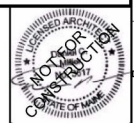
3 Godfrey Drive, Orono



NO.	DATE	DESCRIPTION

PROGRESS PRINT
06.16.22

TAC Architectural
Group Inc.
40 Summer St., Suite 4 Bangor, ME 04401



3 GODFREY OFFICE SECOND FLOOR
OLD TOWN, MAINE

PROJECT NO: 22-021
CAD DWG FILE: 3GODFREY SECOND FLOOR PLAN A.DWG
DRAWN BY: HHH
CHECKED BY: HHH
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SHEET TITLE
SECOND FLOOR PLAN A

AE102A

3 Godfrey Dr., Orono

Front Elevation



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

3 Godfrey Drive, Orono

