



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.

FOR LEASE | PINELAND CENTER

PINELAND CENTER, NEW GLOUCESTER, ME 04260



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

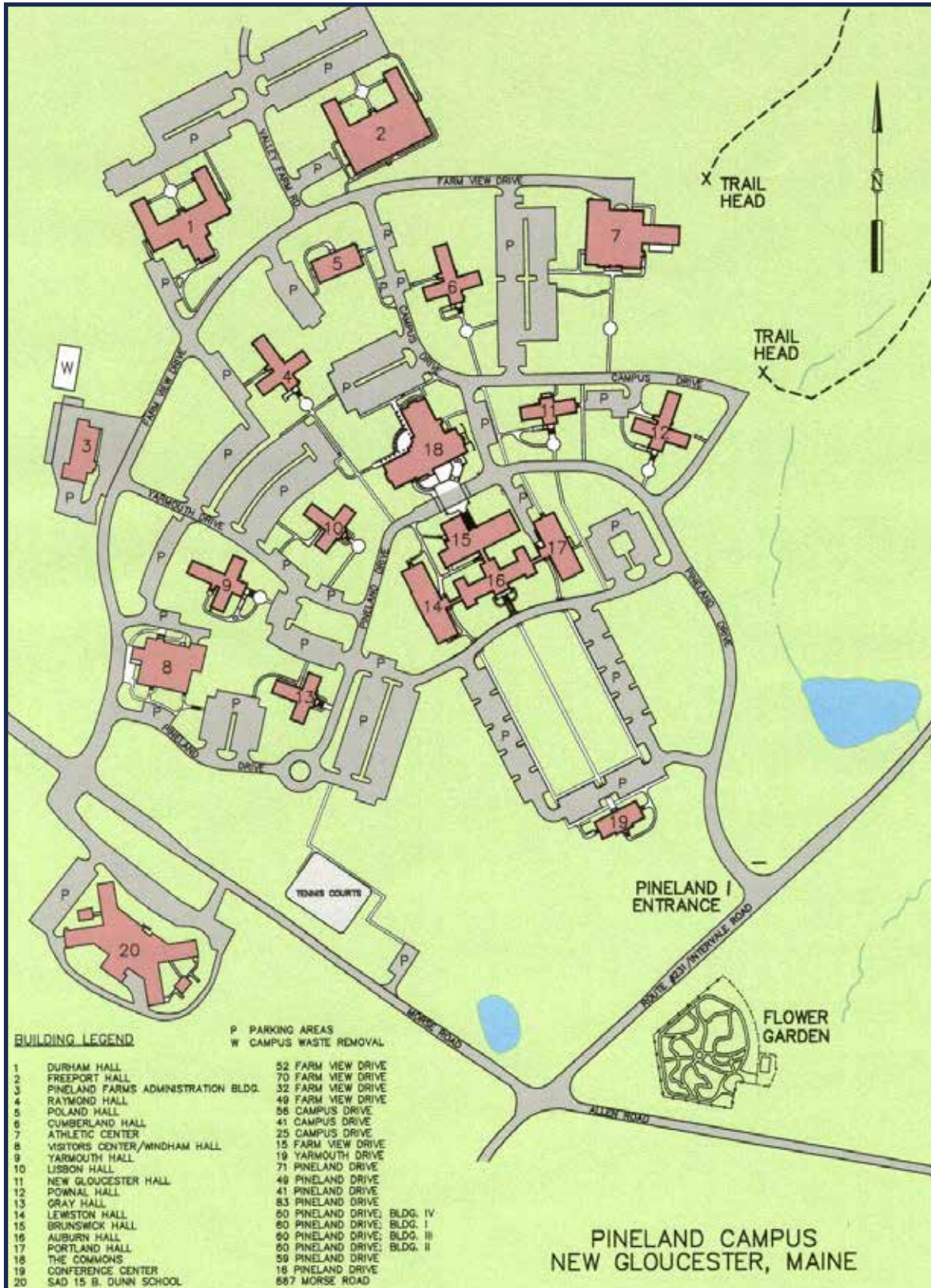
- Tennis - 3 courts available, free of charge
- Hiking Trails - 28 kilometers of professionally designed and maintained trails
- Disc Golf - Pro 7,155' long Patriot course includes 18 holes with a variety of fun obstacles.
- Mountain Biking - All trails are graded.
- Botanical Gardens - Perennial, herb 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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CAMPUS MAP



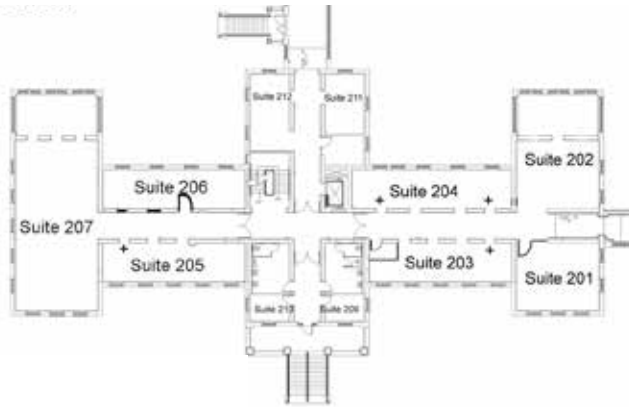
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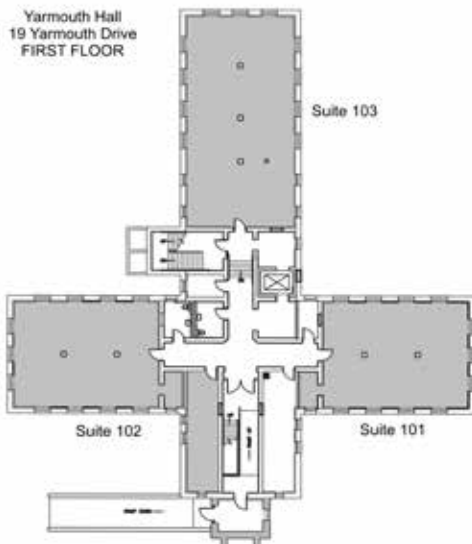


FLOOR PLANS

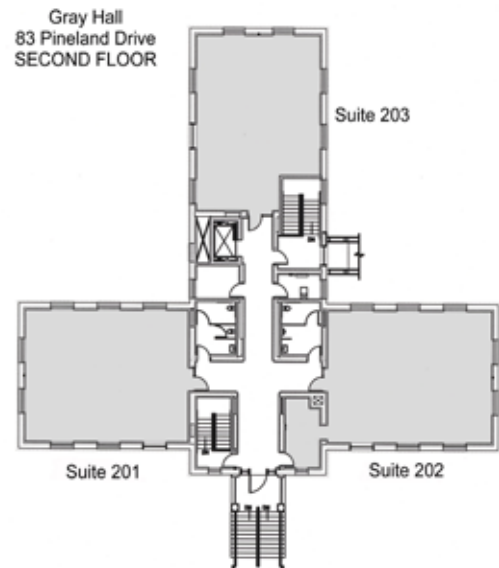
AUBURN HALL



YARMOUTH HALL



GRAY HALL



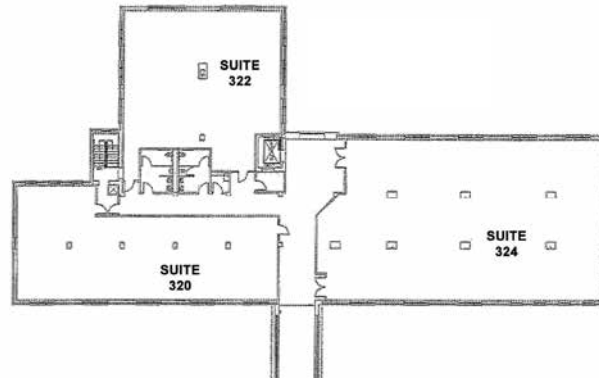
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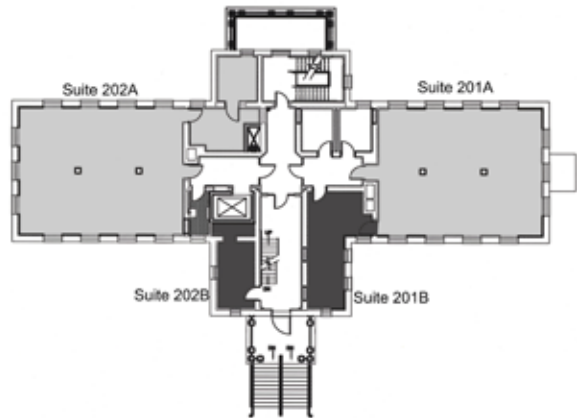
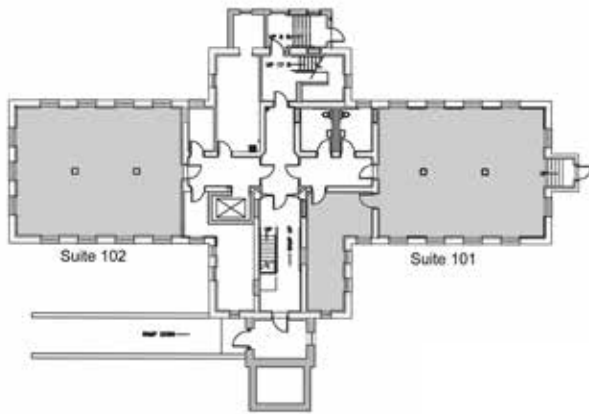


FLOOR PLANS

BRUNSWICK HALL



NEW GLOUCESTER HALL



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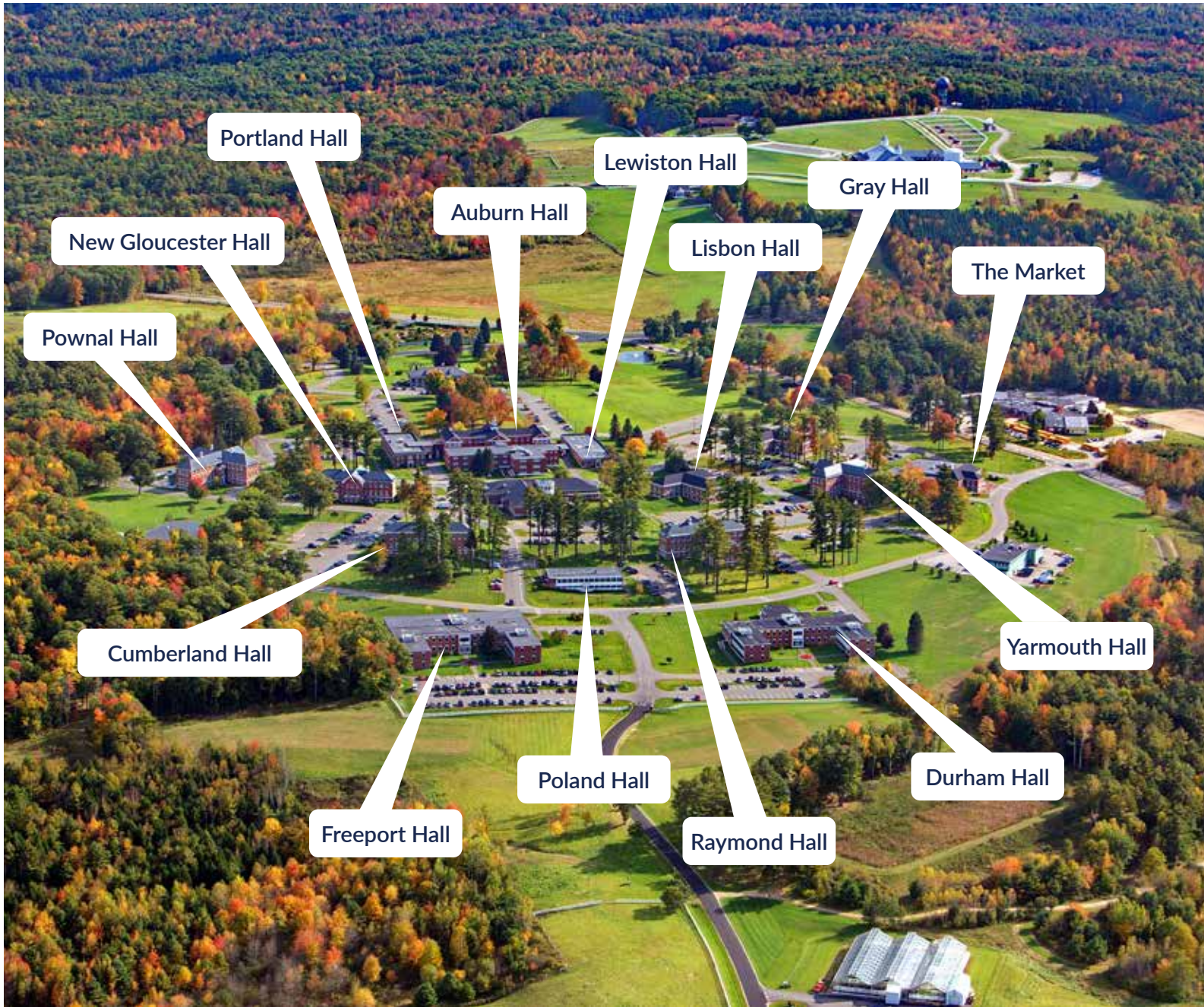


INTERIOR PHOTOS



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