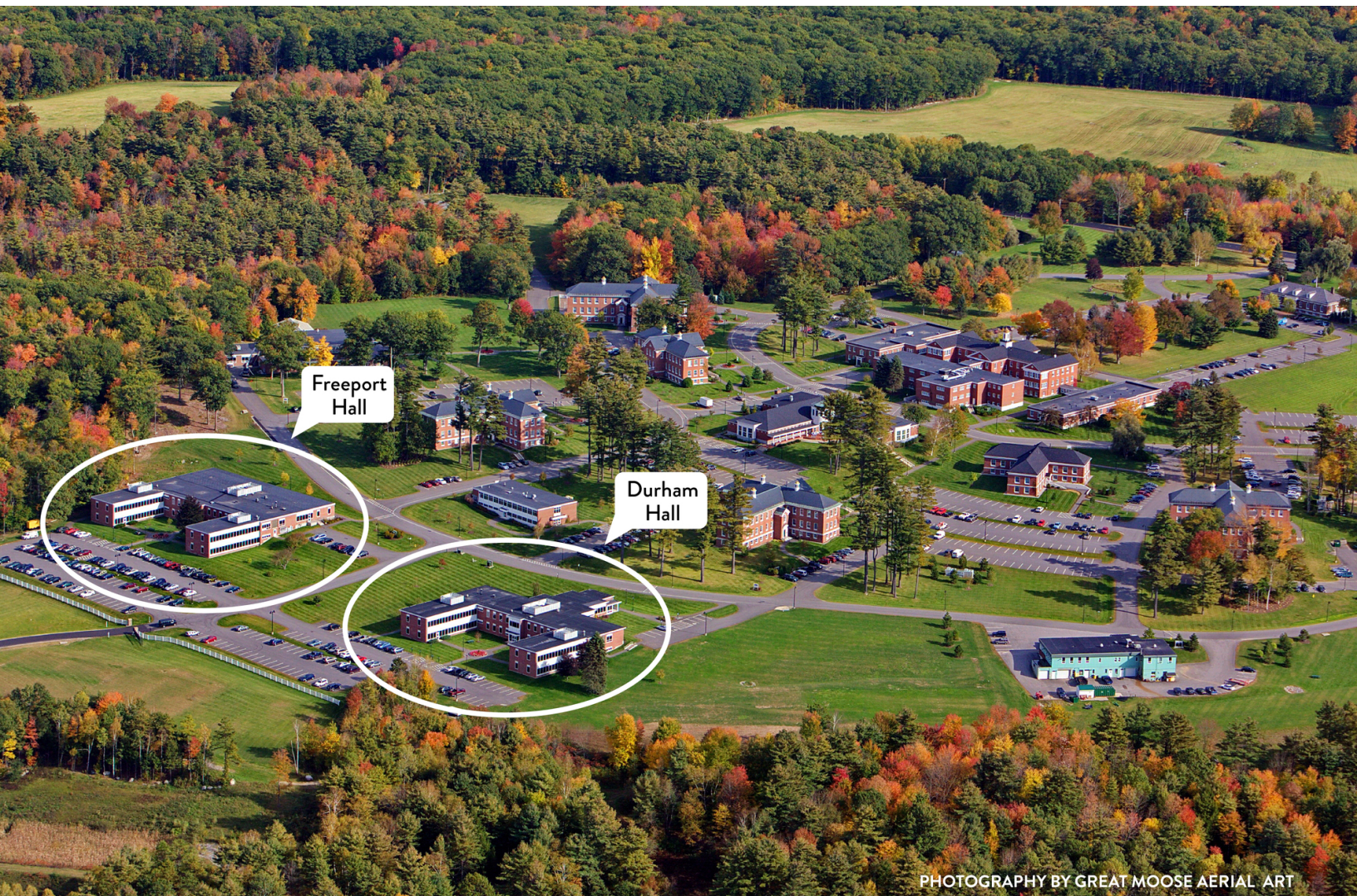


FOR LEASE | PINELAND CENTER DURHAM & FREEPORT HALLS

FARM VIEW DRIVE, NEW GLOUCESTER, ME 04260



PHOTOGRAPHY BY GREAT MOOSE AERIAL ART

PROPERTY DETAILS

PINELAND CENTER - CLASS A OFFICE SPACE AVAILABLE

- 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 completely renovated buildings with 258,000+ SF of office area situated on 224 acres of Maine's most pristine rural land.
- 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.
- 42,501± SF available for lease in two buildings - Durham Hall (9,175± SF) and Freeport Hall (33,326± SF)
- Lease Rate: \$13.50/sf Modified Gross (plus utilities and interior janitorial)



PROPERTY HIGHLIGHTS

PINELAND CENTER

Address	Route 231, New Gloucester, ME
Class of Building	Class A Office
Available Space	Durham Hall: 9,175± SF Freeport Hall: 33,326± SF
Location	4.5 miles east of I-95 in Gray, 15 minutes from Lewiston/ Auburn, and 30 minutes from Portland
Lease Rate	\$13.50/SF Modified Gross plus utilities and interior janitorial

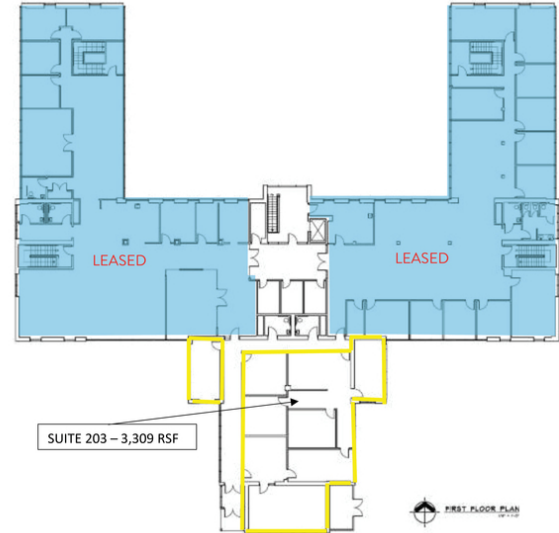
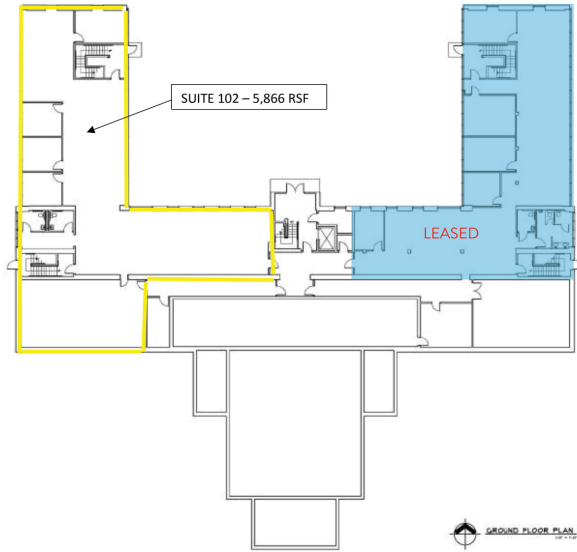
CAMPUS AMENITIES

- **THE COMMONS:** 20,000± SF building includes the Dish Cafe, banquet hall and Black Tie Catering.
- **CONFERENCE CENTER:** 8,700± SF facility offering five meeting rooms, kitchen for catered events, high-speed cable internet access and video conference center. The meeting rooms, perfect for corporate retreats, functions and board meetings, can accommodate up to 100 people.
- **YMCA PINELAND BRANCH:** 20,800± SF athletic facility houses CYBEK fitness equipment, locker rooms, gymnasium, basketball and volleyball courts, pool and bowling alley.
- **MARKET AT PINELAND FARMS:** 12,362± SF facility featuring 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.
- **THE FARMS:** The Pineland Campus is surrounded by three agricultural farms amidst 5,000± acres of preserved land; The Hill Farm - a world-class equestrian center, The Valley Farm - dairy and egg processing center, Holstein cattle and education center and family farm yard, and The Pineland Farm Produce Division - a 400-acre vegetable growing operation.



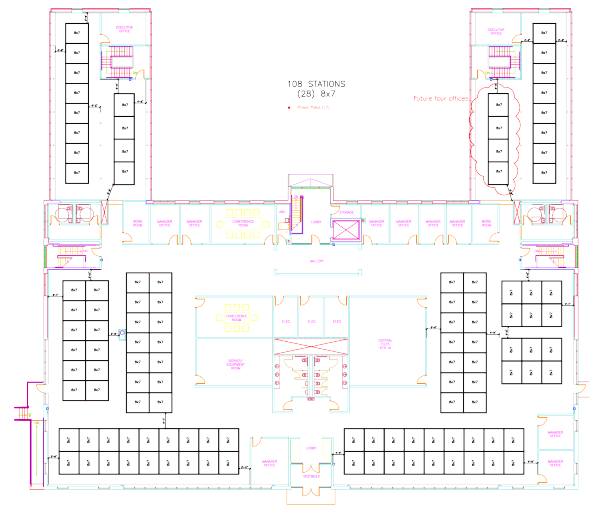
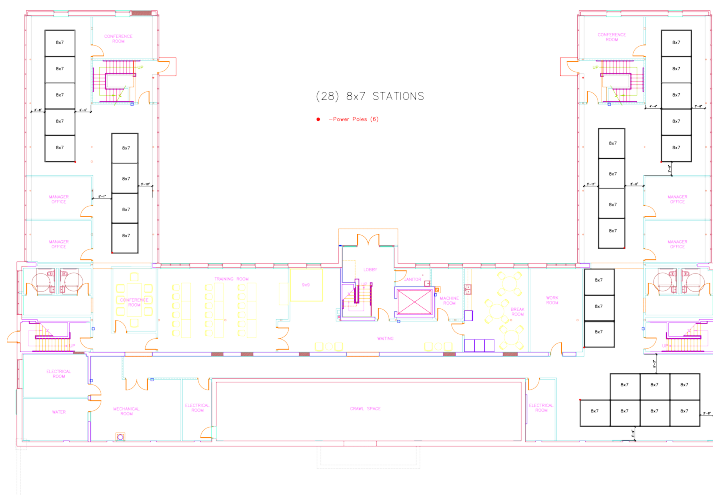


FLOOR PLANS



1 DURHAM HALL
Ground Floor - 5,866± SF

2 DURHAM HALL
Second Floor - 3,309± SF



3 FREEPORT HALL
Ground Floor - 9,304± SF

4 FREEPORT HALL
Second Floor - 24,022± SF

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