

FOR LEASE

Office Space

5,000- 40,365± SF | \$12.50/SF NNN



Two Stonewood Drive, Freeport

Property Highlights

- Located conveniently between I-295, Exits 17 & 20
- 17± 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 is subdividable down to 5,000± SF
- Direct access to Bliss Woods Trail System (Freeport Conservation Trust)



Property Description

We are pleased to offer 40,365± SF for lease at this meticulously maintained, Class A, multi-tenanted office campus in South Freeport, Maine. 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.

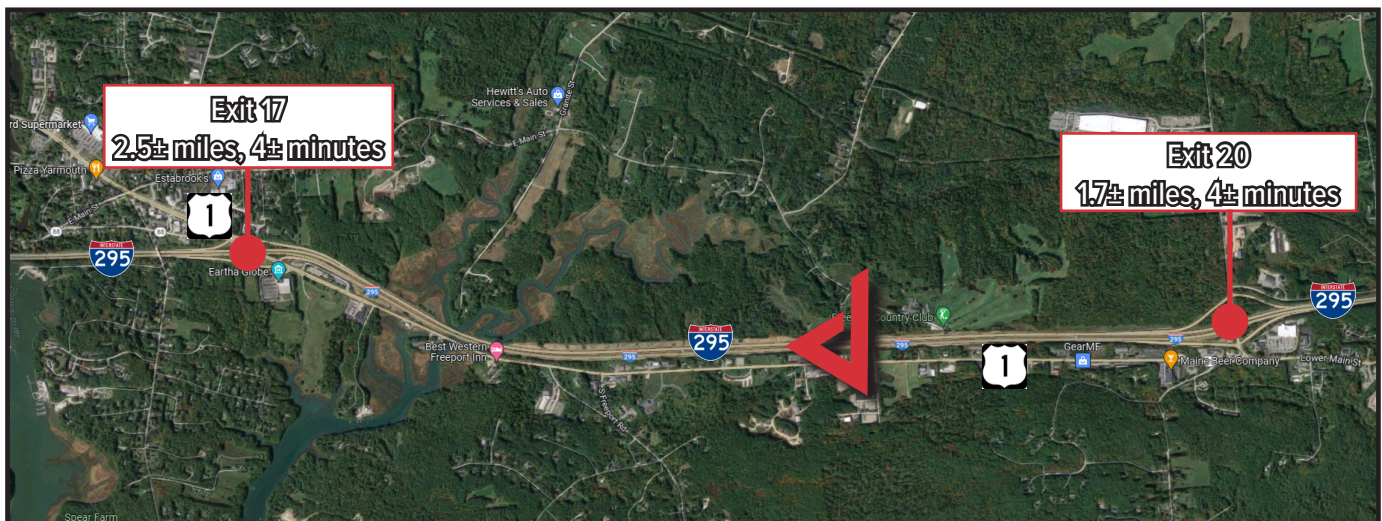
Property Overview

Owner	Two Stonewood, LLC		
Building Size	58,050± SF		
Available Space	5,000 - 40,365± SF		
Space Breakdown	Lower Level	1,099± SF	
	First Floor	10,233± SF	
	Second Floor	24,558± SF - subdividable down to 5,000±	
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		
Accessibility	Elevators - ADA accessible		

FOR LEASE : \$12.50/SF NNN
Estimated NNNS : \$5.27/SF (heat & electric included)

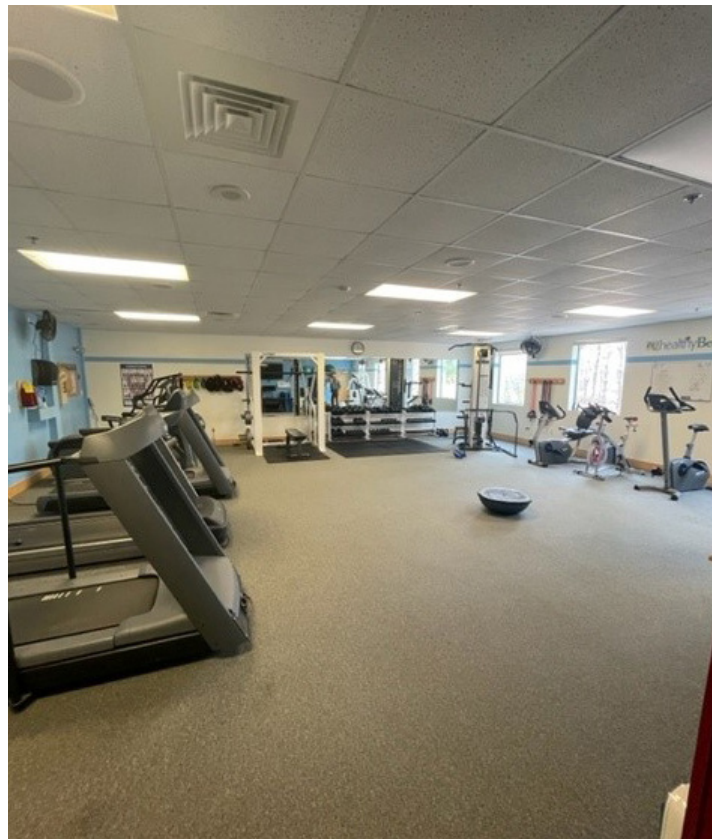
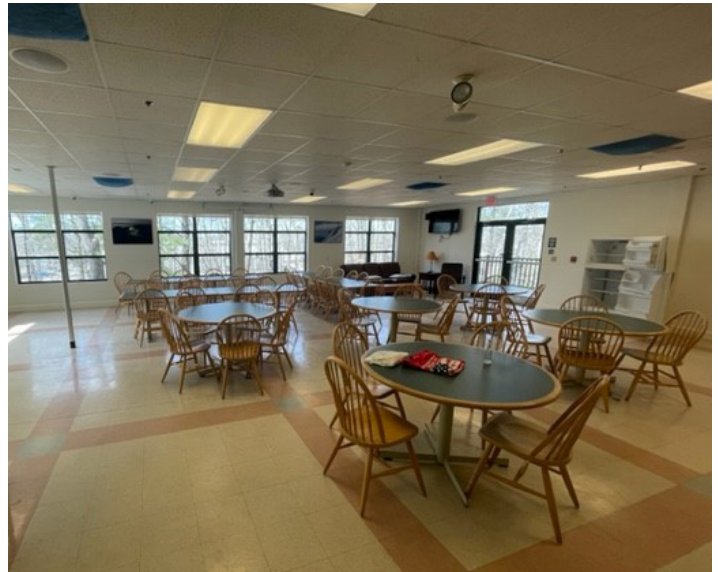
Two Stonewood versus Downtown Portland			
	Downtown Portland Average	Two Stonewood Drive	Two Stonewood Savings \$/SF
Square Footage	10,000±	10,000±	
Base Rent \$/SF (NNN)	\$20.00	\$12.50	\$7.50
CAM's \$/SF	\$7.00	\$6.00±	\$1.00
Utility Expenses \$/SF	\$2.50	Inc. in CAM's	\$2.50
Parking Expenses \$/SF*	\$7.20	Free	\$7.20
Total \$/SF	\$36.70	\$18.50	\$18.20
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

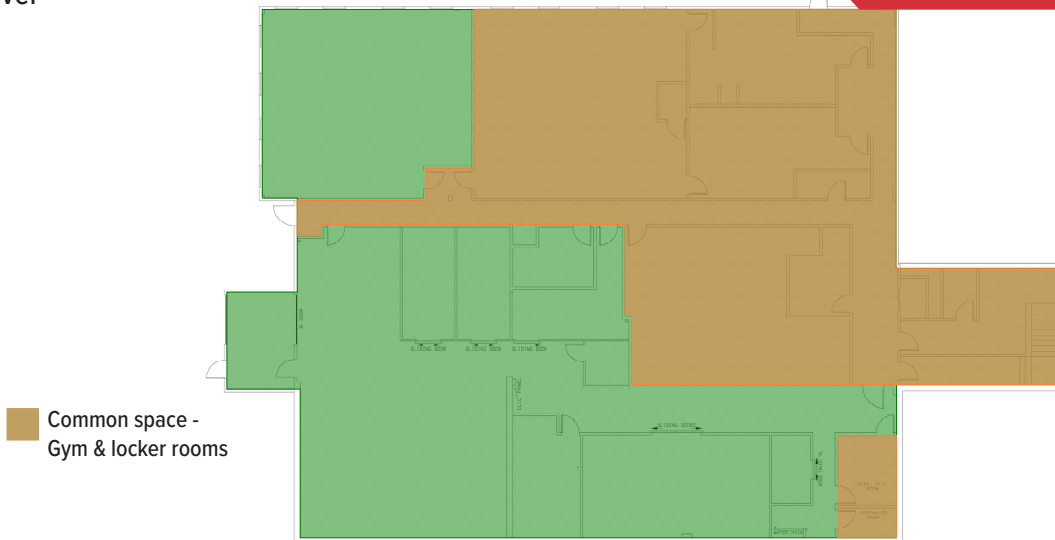


On-site Amenities

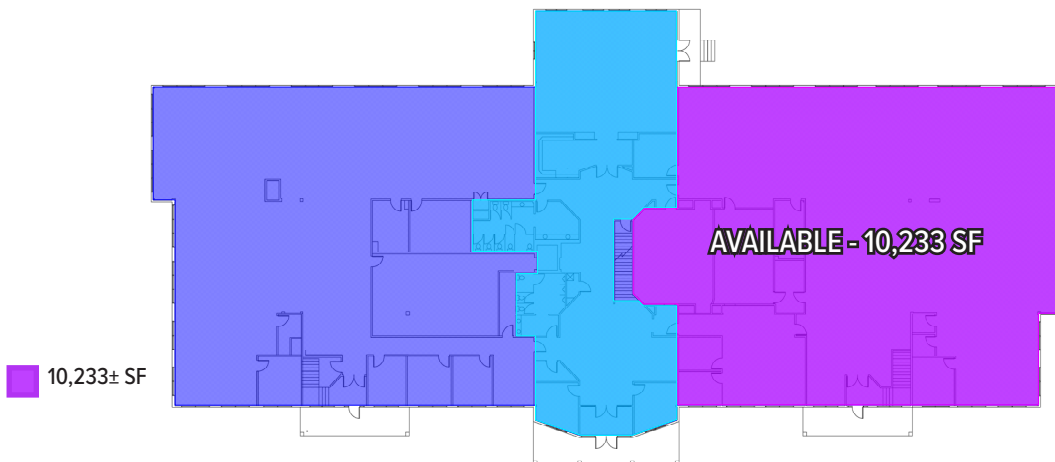
- Cafeteria
- Fitness Facility
- Locker Rooms



Lower Level



First Floor



Second Floor

AVAILABLE - 24,558 SF
Subdividable to 5,000± SF

