



4 & 8 LEAVITT DRIVE • BRUNSWICK, MAINE



TWO PROFESSIONAL OFFICE BUILDINGS

Cardente Real Estate is pleased to offer for sale 4 and 8 Leavitt Drive in Brunswick, Maine, located in the heart of Brunswick Landing. These two high-quality office buildings total 33,815± square feet and are situated on over 12 acres of land. The current owner has also explored options to develop another building on site. Amenities include new sprinkler system (8 Leavitt Drive), new heating system (8 Leavitt Drive), extensive interior renovations throughout both buildings, and abundant onsite parking. These properties are conveniently located just off of Cook's Corner, in close proximity to I-295 and US Route 1. Brunswick Landing has become one of the nation's most successful redevelopment projects, drawing world class companies and non-profits alike. Some of these names include Wayfair, Southern Maine Community College, Oxford Networks, Molnlycke Health Care, SaviLinx and Kestrel Aviation amongst many others. In addition, Brunswick Landing has its own world class aviation complex and airport open to private and commercial air service.

For more information please contact:

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CoSTAR **POWER**
GROUP **BROKER**



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8 Leavitt Drive • Brunswick, Maine

Property Details

Property Address:	8 Leavitt Drive, Brunswick, Maine
Location:	Brunswick Landing
Property Type:	Office
Total Buildings:	One (1)
Total Stories:	One (1)
Building Size:	31,480± SF
Tenancy:	17,5994± SF - Harpswell Coastal Academy
Land Area:	12± AC
Parking:	On-site
Exterior:	Finished Cement
Roof:	Flat (Rubber Membrane) NEW
Heat Fuel:	Natural Gas NEW
Air Conditioning:	Electric
Water/Sewage:	Public
Sprinkler System:	Fully Sprinklered NEW



Sale Details

Space Available:	12,886± SF
Sale Price:	\$3,500,000
Financials:	Contact Listing Broker



4 Leavitt Drive • Brunswick, Maine

Property Details

- Property Address:** 4 Leavitt Drive, Brunswick, Maine
- Location:** Brunswick Landing
- Property Type:** Office
- Total Buildings:** One (1)
- Total Stories:** One (1)
- Building Size:** 2,335± SF
- Tenancy:** Pinnacle Rehabilitation Network
- Land Area:** 12± AC
- Parking:** On-site
- Exterior:** Brick
- ADA Compliant:** Yes
- Interior:** Fully Renovated
- Ceiling Height:** 10± FT
- Amenities:** Pylon signage, Single mode fiber internet connectivity, Over half of the building has a floating floor, and power/internet cabling





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Value Added Opportunity: Brunswick's leasing market remains extremely strong and vacancy rates remain low. The existing office buildings at 4 and 8 Leavitt Drive are situated on 12± acres of land with an oversized parking area, making further development at Leavitt Drive attractive for a build-to-suit or owner/user. Purchaser will need to obtain necessary approvals.





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