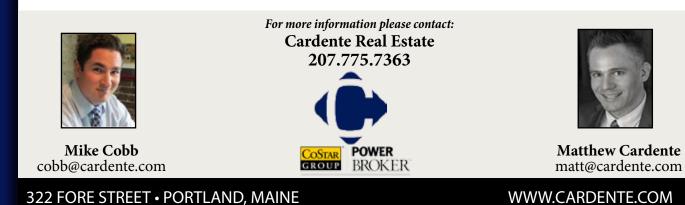


#### 4 & 8 LEAVITT DRIVE • BRUNSWICK, MAINE



#### **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.



Information furnished is from sources deemed reliable, but no warranty is made as to the accuracy thereof. All information should be independently verified. This Agency/Licensee represents the Seller's/Landlord's interest and, as such, has a fiduciary duty to disclose to the Seller/Landlord information which is material to the Sale/Lease, acquired from the Buyer/Tenant or any other source, except in cases of disclosed dual agency.



## For Sale

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



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

#### 322 FORE STREET • PORTLAND, MAINE

#### WWW.CARDENTE.COM

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## For Sale

#### **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: $12\pm AC$ **Parking:** On-site **Exterior:** Brick **ADA Compliant:** Yes Interior: Fully Renovated **Ceiling Height:** $10\pm FT$ 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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4 Leavitt Drive • Brunswick, Maine





**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.





#### 322 FORE STREET • PORTLAND, MAINE

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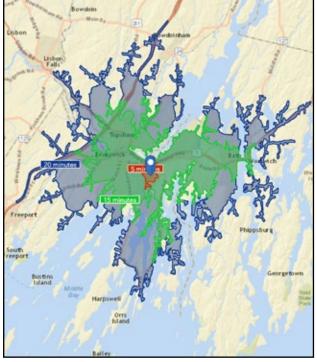


4 & 8 Leavitt Drive • Brunswick, Maine



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