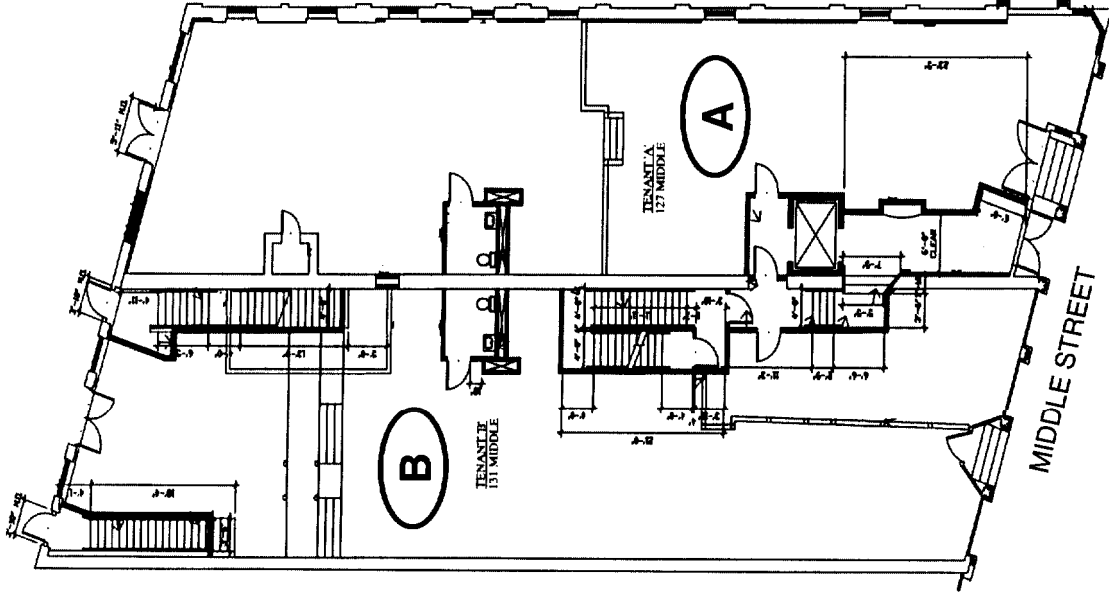


FIRST FLOOR

Up to 6,890± SF available on the 1st floor for retail or office use.

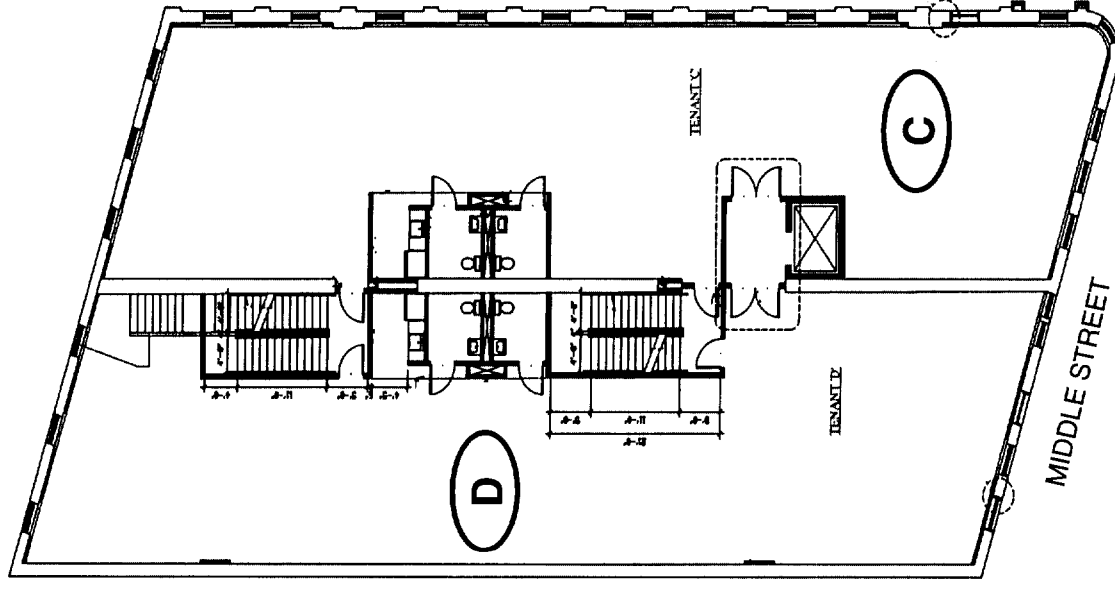
- Space "A" is 3,512± SF
- Space "B" is 3,378± SF



Up to 6,891± SF available on the 2nd for office use.

- Space "C" is 3,509± SF
- Space "D" is 3,382± SF

SECOND FLOOR

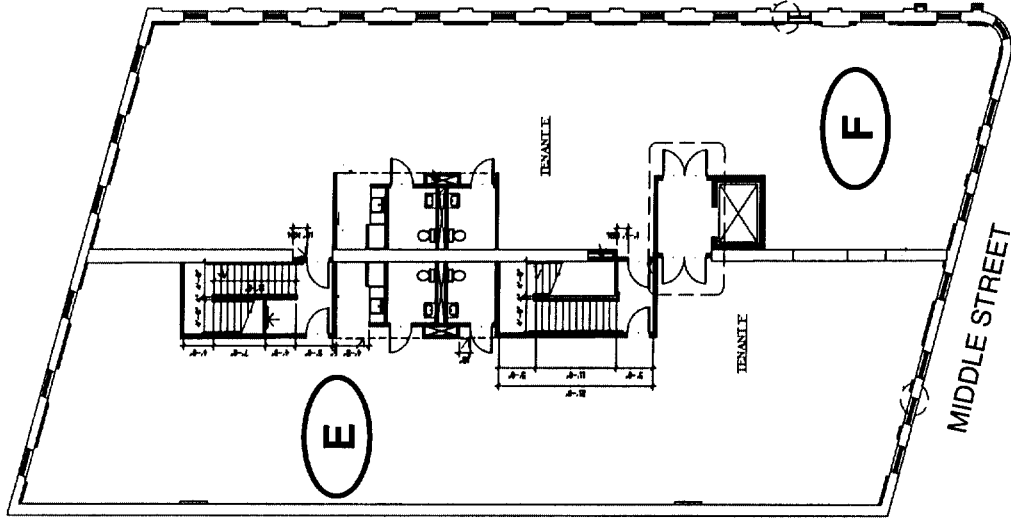


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THIRD FLOOR

Up to 6,891± SF available on the 3rd floor for office use.

- Space "E" is 3,509± SF
- Space "F" is 3,382± SF



FIT-UP AND STORAGE

All spaces are offered in a clean "vanilla shell" configuration. A fit-up allowance is offered by the Landlord to the Tenant. Storage space is available on the basement level of the building.

Contact broker for further information on the fit-up allowance and storage space rates.

PROPERTY & LEASE INFORMATION

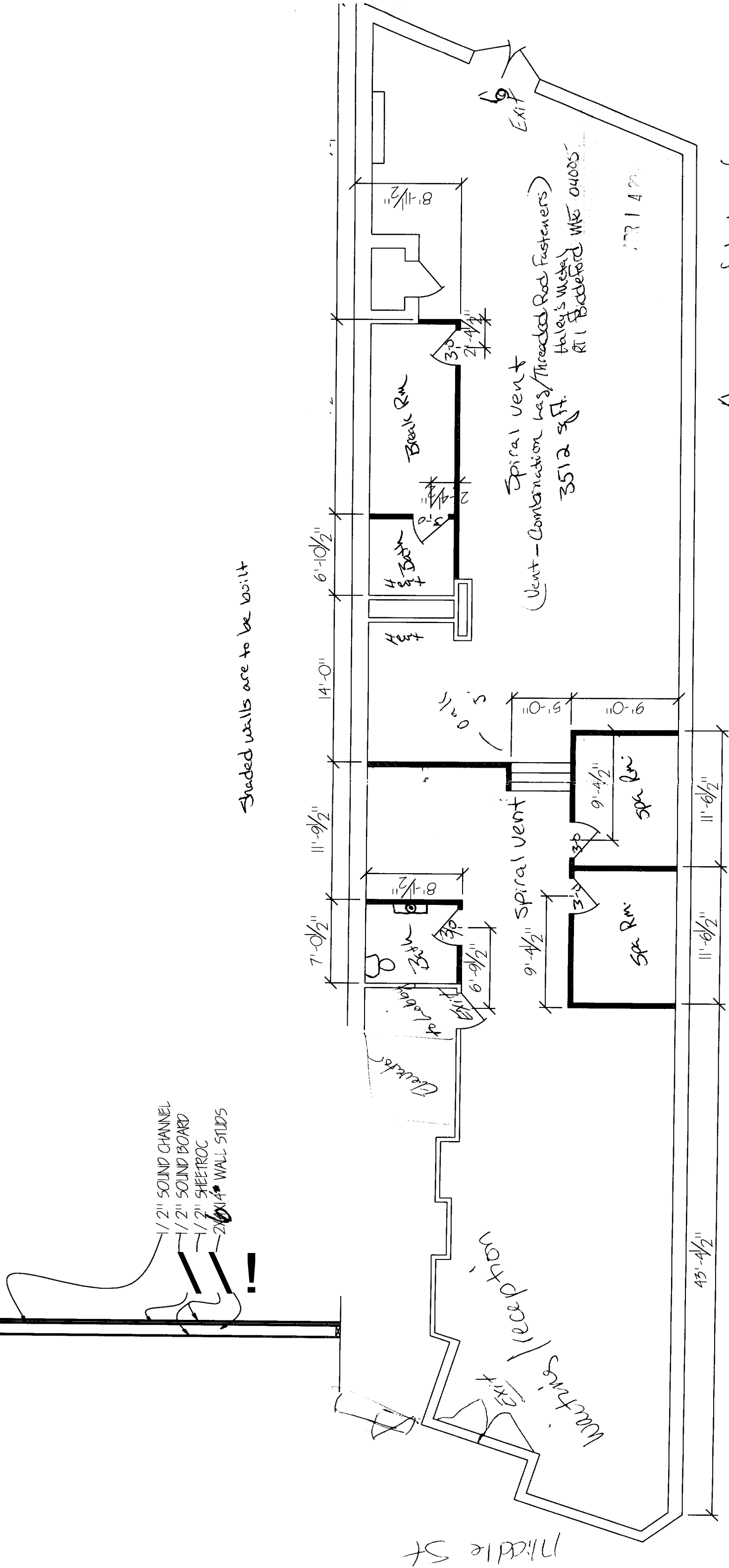
ADDRESS:	131 Middle Street Portland, Maine	BASEMENT:	Yes
LANDLORD:	Rackleff Block LLC	CEILING:	14± to 18±
BUILT:	1900 (renovated 2002/03)	RESTROOMS:	2 per floor (handicapped accessible)
TOTAL BLDG. SF:	24,480± SF	ELEVATOR:	Passenger
SPACE AVAILABLE:	Up to 20,672± SF	LEASE RATE:	
1st Floor	6,890± SF max. contiguous	1st Floor	\$16.00/PSF NNN
2nd Floor	6,891± SF max. contiguous	2nd Floor	\$14.00/PSF NNN
3rd Floor	6,891± SF max. contiguous	3rd Floor	\$14.00/PSF NNN
STORIES:	3½ plus basement	LEASE TERM:	3 to 5 years
HVAC:	Cold weather heat pump system	BROKERS:	Joe Malone, CCIM Peter Harrington (207) 772-2422

APR 14 2003

PROPERTY

all doors 3'0"

Patrick



Shaded walls are to be built

Spiral vent
 (Vent - Combination w/ Threaded Rod Fasteners)
 3512 sq ft
 Walley's Metal
 ATI Biddleford MFB 04005

4 panel Solid Core
 Walley's Metal
 1 pc Jumbo Prime

Church St

Michelle St

- 1/2" SOUND CHANNEL
- 1/2" SOUND BOARD
- 1/2" SHEETROCK
- 2x4 WALL STUDS