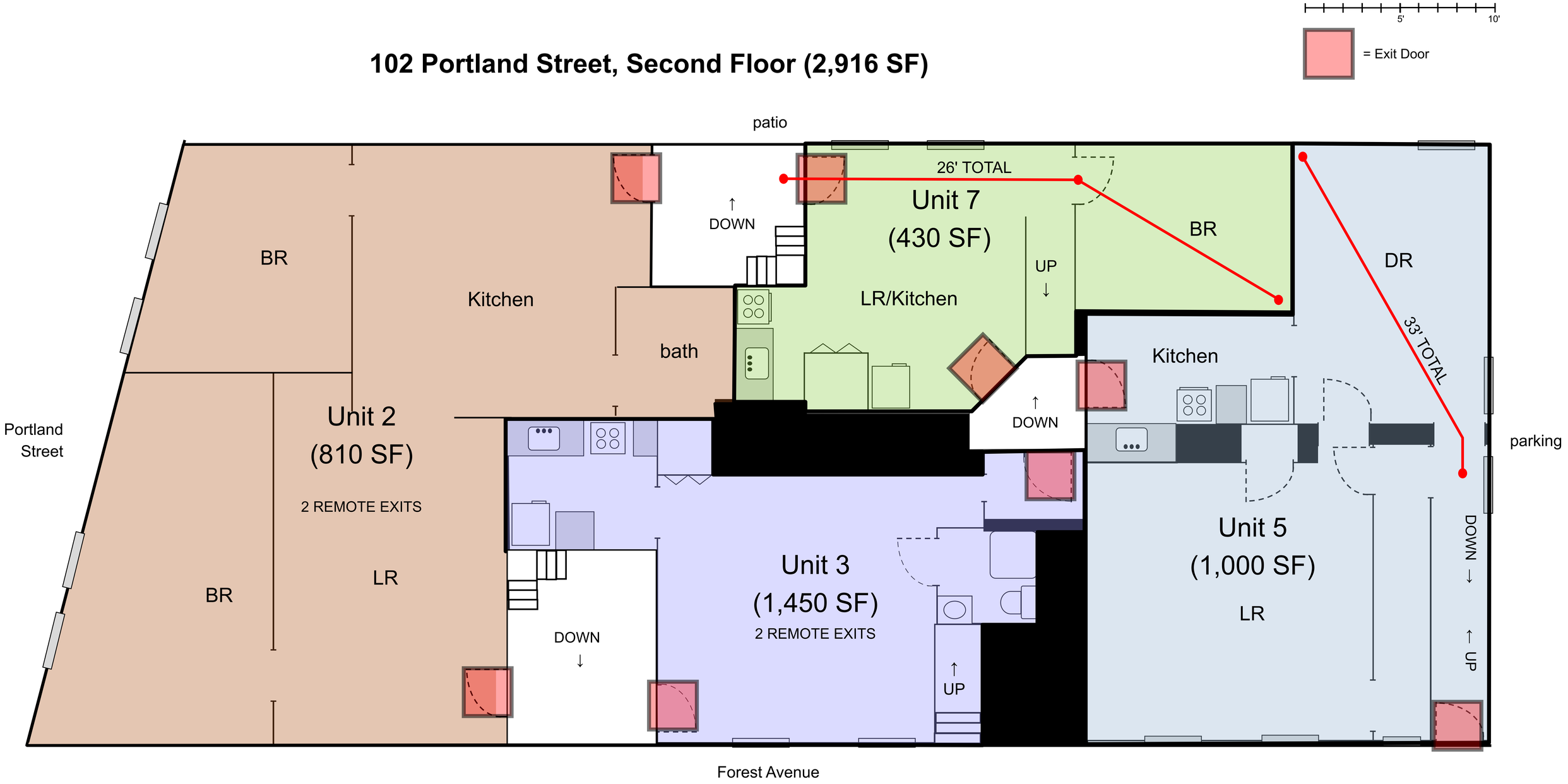102 Portland Street, Second Floor (2,916 SF)