

FIRST FLOOR TENANT MASTER PLAN

1/8" = 1'-0"

Line of Non-Marine Use Overlay Zone (NMUOZ):
 Plotted 150' off of Southerly Commercial Street Right of Way as depicted on Survey Titled "Existing Conditions Survey at 260 Commercial Street, Portland, Maine" Prepared for Carroll Associates and dated 5/10/10

Portion of Building within the Line of Non-Marine Use Overlay Zone (NMUOZ) equals 147 Sq. Ft. of leasable space.:

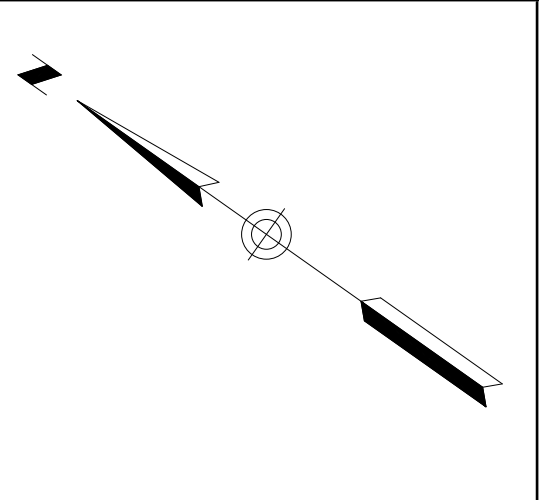
SPACE UNDER STAIR IS USABLE AS PART OF SUITE 'A'
178 S.F. MARINE USE

REVISED 6.17.13
 Suite 'M' is relocated and resized causing Suite 'A' to expand in area by 68 s.f. Suite 'A' is changed to Marine Use. Suites 'B' & 'C' are combined into a single suite 'B' ('C' suite designation is deleted). Also added 178 S.F. of Usable Space under lobby stair to be accessible from Suite 'B'. This space was not part of the previous calculations so it causes the Total Leasable Area to increase by 178 S.F.

Relocated Suite 'J' & changed Suites 'K' and 'L' to Non Marine Use. Also removed portion of Bldg that falls within the NMUOZ zone reducing the total leasable area by 147 S.F.

SUPPORT USES:	NON-MARINE USES:	MARINE USES:
TOTAL INTERIOR AREA 18,931 S.F.	Tenant Space 'F' 443 S.F. Tenant Space 'G' 871 S.F. Tenant Space 'I' 1,039 S.F. Tenant Space 'K' 2,260 S.F. Tenant Space 'L' 1,825 S.F.	Tenant Space 'A' 3,978 S.F. Tenant Space 'B' 1,244 S.F. Space @ Stair 'B' 178 S.F. Tenant Space 'C' Deleted Tenant Space 'D' 239 S.F. Tenant Space 'E' 161 S.F. Tenant Space 'H' 895 S.F. Tenant Space 'J' 815 S.F. Tenant Space 'M' 358 S.F.
Lobby - 731 S.F. Corridors/Exits/Stairs - 2,053 S.F. Toilet Rooms - 140 S.F. Elevators - 176 S.F. Freight Elev./Loading - 291 S.F. Utility - 587 S.F. Demising Walls - 500 S.F. Bldg area within NMUOZ - 147 S.F.	TOTAL: = 6,438 S.F. 45% of Available Lease Space	TOTAL: = 7,868 S.F. 55% of Available Lease Space
TOTAL LEASABLE SPACE: = 14,306 S.F.		

REVISED 12.5.12
 Added Janitor's closet to common area;
 Changed Suites B & E to Marine Use;
 Changed Suite I to Non-Marine Use;
 Added new Suite M - Marine Use



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REV #	DATE	DESCRIPTION

Renovations To:
CUMBERLAND COLD STORAGE BUILDING
 Merrill's Wharf, Portland, Maine