

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.:

FIRST FLOOR TENANT MASTER PLAN

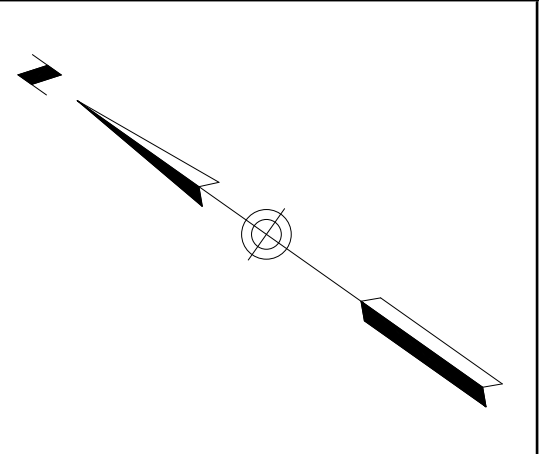
1/8" = 1'-0"

SPACE UNDER STAIR IS USABLE AS PART OF SUITE 'C'

C - Suite 118
 178 S.F. MARINE USE

SUPPORT USES:	NON-MARINE USES:	MARINE USES:
TOTAL INTERIOR AREA 18,931 S.F.	Tenant Space 'E' 161 S.F.	Tenant Space 'A' 2,570 S.F.
Lobby - 731 S.F.	Tenant Space 'F' 443 S.F.	Tenant Space 'B&C' 2,652 S.F.
Corridors/Exits/Stairs - 2,053 S.F.	Tenant Space 'I' 1,039 S.F.	Space @ Stair 'B' 178 S.F.
Toilet Rooms - 140 S.F.	Tenant Space 'L' 1,825 S.F.	Tenant Space 'D' 239 S.F.
Elevators - 176 S.F.		Tenant Space 'G' 871 S.F.
Freight Elev./Loading - 291 S.F.		Tenant Space 'H' 895 S.F.
Utility - 587 S.F.		Tenant Space 'J' 815 S.F.
Demising Walls - 500 S.F.		Tenant Space 'K' 2,260 S.F.
Bldg area within NMUOZ - 147 S.F.		Tenant Space 'M' 358 S.F.
TOTAL LEASABLE SPACE: = 14,306 S.F.	TOTAL: = 3,468 S.F. 24% of Available Lease Space	TOTAL: = 10,838 S.F. 76% of Available Lease Space

UPDATED 06/24/2021



Blais Civil Engineers, PA
 780 Broadway
 South Portland, ME 04106
 T. 207.767.7300
 sblaise@blaisece.com

Bartlett Design
 942 Washington Street
 Bath, ME 04530
 T. 207.443.5447 F. 207.443.5560
 bartdes@blazenetme.net

Mechanical Systems Engineers
 Royal River Center, Unit #10
 10 Forest Falls Drive, Yarmouth, ME 04096
 T. 207.846.1441 F. 207.846.1443

Carroll Associates Landscape Architects
 217 Commercial Street, Suite 200
 Portland, ME 04101
 T. 207.772.1552 F. 207.0712

Becker Structural Engineers, Inc.
 75 York Street, Portland, ME 04101
 T. 207.879.1838 F. 207.879.1822
 www.beckerstructural.com

Winton Scott Architects, PA
 5 Milk Street, Portland, ME 04101
 207.774.4811 www.wintonscott.com

REV #	DATE	DESCRIPTION

FIRST FLOOR PLAN
 10.24.2018