

DEMISED PREMISE

AVAILABLE SPACE

3,650± square feet of first-class office space and 1,000± square feet of additional, free second floor storage space. Office layout includes reception area with built-in desk, handicapped bath adjacent to reception, four to six offices; large conference room with kitchenette and private entrance/exit to the parking area, staff kitchenette with adjacent dining alcove; staff bath with shower; large central bullpen area perfect for cubicles or large gatherings, large file storage room, server room and supply closet

ZONING

RP, Residence Professional Zone; Allowable uses include: professional offices, including the offices and facilities of health care and related laboratory and pharmacy services and health care administration; business services; adult day care services. Does not allow personal services, copy services, retail establishments and veterinarians.

COMMON AREA MAINTENANCE CHARGES

Estimated at \$3.74 per square foot

HVAC/ELECTRIC

Tenant responsibility; Separately metered, Tenant Responsibility, Estimated at \$1.24 per square foot

CLEANING

Tenant responsibility

PARKING

Included at no charge to tenant

TENANT IMPROVEMENTS

The space is in move-in condition and is offered "as-is"; any improvements are negotiable

PRICE

\$8.95 per square foot NNN

BULLPEN



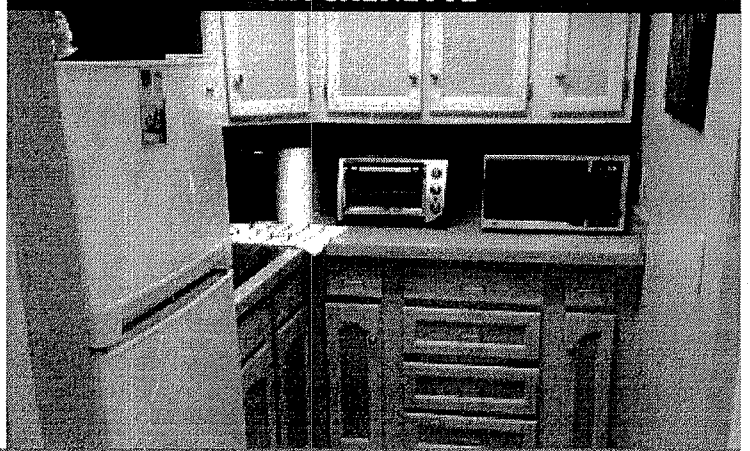
RECEPTION



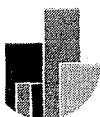
BREAK AREA



KITCHENETTE



P.O. Box 7432 Portland ME 04112-7432 • 207.653.6702
WWW.ROXANECOLE.COM



ROXANE COLE
COMMERCIAL REAL ESTATE LLC