

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1036 Issue Date: CBL: 316 A00500B

Location of Construction: 739 WARREN AVE	Owner Name: Downeast Veterinary Emergency CI	Owner Address: 793 Warren Avenue	PERMIT ISSUED
Business Name:	Contractor Name: Neils Bailey	Contractor Address: N 6 Bailey Dr. Gray	Phone: 207-883-9658
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Commercial	Zone: IA

Past Use:
Commercial

Proposed Use:
Commercial change of use to an Emergency Animal Hospital w/ fitup

Permit Fee: \$3,095.00

FIRE DEPT: Approved Denied

Cost of Work: \$300,000.00

INSPECTION: Type: 2B

Use Group: B

Signature: *[Handwritten Signature]*

TO NFPA 101

Signature: *[Handwritten Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin Date Applied For: 07/12/2006

Zoning Approval

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/ conditions</i></p> <p>Date: 7/24/06 <i>ABA</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>ABA</i></p>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

Permit Number: 061036

This is to certify that Downtown Veterinary Emergency
has permission to Change of use to an Emergency
AT 739 WARREN AVE

Clinic/Neilis Bailey

Animal

Setup

316 A00500B

PERMIT ISSUED

AUG - 7 2006

provided that the person or persons owning this permit shall comply with all
of the provisions of the Statutes of the City of Portland regarding
the construction, maintenance and use of buildings and structures, and of the City of Portland
this department.

Apply to Public Works for street line
and grade if nature of work requires
such information.

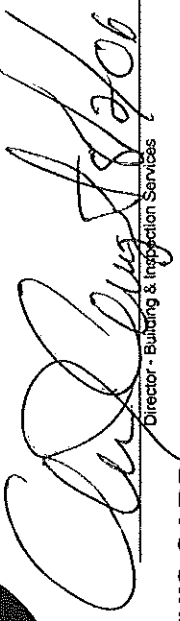
Inspection must be made
before this permit is issued or
renewed or proposed-in-
writing NOTICES REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

Department Name



Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No:	06-1036	Date Applied For:	07/12/2006	CBL:	316 A00500B
Owner Name:	Downeast Veterinary Emergency Cli		Owner Address:	973 Wairren Avenue	
Business Name:	Neils Bailey		Contractor Address:	N 6 Bailey Dr. Gray	
Lessee/Buyer's Name:	Phone:	Permit Type:			
		Alterations - Commercial			

Proposed Use:	Proposed Project Description:
Commercial change of use to an Emergency Animal Hospital w/ fitup	Change of use to an Emergency Animal Hospital w/ fitup

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/24/2006

Note: An emergency animal clinic is not listed as a permitted use (sec. 14-427) in the IM zone nor is it listed as a prohibited use (sec. 14-249) but it is acceptable under the performance based uses (sec. 14-248). **Ok to Issue:**
 Since it is a change of use they need to provide 7 parking spaces - (sec. 14-332(l) - one space for each 1,000 square feet if floor area over 3000 square feet). The area is 6600 square feet therefore they must show 7 spaces. The plot plan shows 50 spaces for the building.

There will be two tenants in the building - Downeast Veterinary Emergency Clinic & the Sheridan Corporation

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This permit is being issued with the understanding that there will be two tenants in the building - Downeast Veterinary Emergency Clinic and the Sheridan Corporation. If any new tenants lease space in the future they will have to apply for a permit for a tenent fitup.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 08/02/2006
Note: **Ok to Issue:**

- 1) All partitions must be steel studs w/ 5/8 gysum board, per project architect.

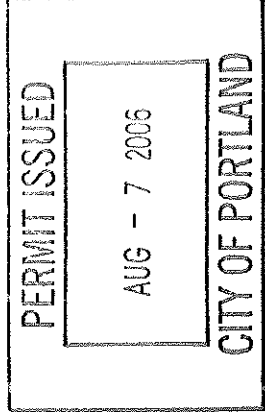
Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cpin Greg Cass **Approval Date:** 07/27/2006
Note: **Ok to Issue:**

- 1) All construction shall comply with NFPA 101

Comments:

7/19/2006-amachado: Need deed or Purchase & Sales agreement to show right, title, & interest and need more information on who the tenants are. Called Burleigh Loveitt, but he was out of the office today. I will call him back tomorrow.

7/24/2006-amachado: Received deed - two tenants presently in the building.



From: Sarah Hopkins
To: Mike Nugent
Date: 8/2/2006 1:12:15 PM
Subject: Re: 739 Warren (316 a00500B)

Just did it

>>> Mike Nugent 08/02/2006 12:06:10 PM >>>
Have they received a site review exemption?



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 739 WARRM AVE	
Total Square Footage of Proposed Structure	5,000 sq ft part of building
Square Footage of Lot	5,257 sq ft
Tax Assessor's Chart, Block & Lot	Chart# [redacted] Block# A Lot# 5
Owner	Down East Veterinary Clinic
Lessee/Buyer's Name (if applicable)	Down East Veterinary Emergency Clinic
Applicant name, address & telephone:	Burleigh H. Lovell, 181 State Street, Gorham, ME 04038
Cost Of Work: \$	300,000
Fee: \$	839-6558
Cost Of Fee: \$	
Current Specific use:	Office / Professional
If vacant, what was the previous use?	
Proposed Specific use:	Veterinary Office, Clinic
Project description:	We have purchased this building and will renovate to lease the bulk of the building to the current tenant - Sheridan Corporation -
Contractor's name, address & telephone:	Nels Bailey 657-3200
Who should we contact when the permit is ready:	N. G. Bailey, Inc. 2 Bailey Drive, Gray, ME 04039
Mailng address:	Burleigh H Lovell Phone: 839-6558
181 State St. Gorham, ME 04038	

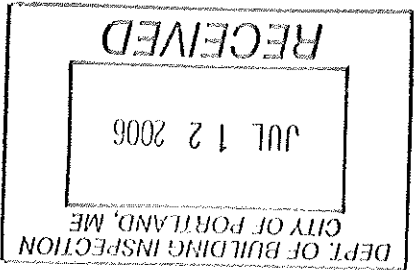
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Burleigh H Lovell Date: 7/12/06

This is not a permit; you may not commence ANY work until the permit is issued.



Handwritten notes: *the Danielle*

Handwritten notes: *316 A 005*




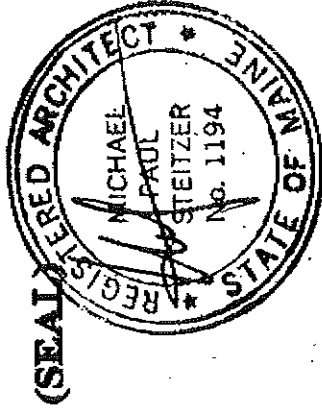
CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: MICHAEL PAUL STEITZER
Address of Project: 739 WAREH AVENUE PORTLAND, ME 04103
Nature of Project: RENOVATION OF EXISTING BUILDING
TO A EMERGENCY VETERINARY CLINIC
" ANIMAL EMERGENCY CLINIC "

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: 
Title: MICHAEL PAUL STEITZER
Firm: MSA ARCHITECTS
Address: 448 FORESIDE ROAD
TOPSHAM, MAINE 04096
Phone: 207 - 504 - 0971



NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: MICHAEL PAUL STEITZER

RE: Certificate of Design

DATE: 7/21/06

These plans and / or specifications covering construction work on:

THE ~~NEW~~ ANIMAL EMERGENCY CLWC OF PORTLAND

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ~~State~~ National Building Code and local amendments.



(SEAL)

Signature: [Signature]

Title: MICHAEL PAUL STEITZER

Firm: MSA ARCHITECTS

Address: 148 FORESIDE RD

TPSDOM, ME 04084

As per Maine State Law
\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

FROM DESIGNER: MICHAEL PAUL SPATZBER
DATE: July 21, 2006
Job Name: AMING HEMLOCK CHLOR PAPER MANS
Address of Construction: 739 WASH AVENUE, PORTLAND, OR 97203

2003 International Building Code
Construction project was designed according to the building code criteria listed below:

Building Code and Year: IBC 2003 Use Group Classification(s): BUSINESS GROUP B
Type of Construction: TYPE VA

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC? NO
Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3)
Supervisory alarm system? NO Geotechnical/Solis report required? (See Section 1802.2) Established by 06/21/04

EXISTING
STRUCTURES -
INTERIOR
RENOVATIONS
WILL NOT
INVOLVE
STRUCTURES

STRUCTURAL DESIGN CALCULATIONS		
Submitted for all structural members (Table 1, 1001.1)		Live load reduction (1002.1.1, 1007.8, 1007.10)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS		Roof live loads (1003.1.2, 1007.11)
Uniformly distributed floor live loads (1603.2.1, 1607)		Roof snow loads (1007.2.3, 1008)
Floor Area Use	Loads Shown	Ground snow load, P_g (1008.2)
		If $P_g > 50$ psf, flat-roof snow load, P_f (1008.3)
		If $P_g > 10$ psf, snow exposure factor, C_e (Table 1008.5.1)
		If $P_g > 10$ psf, snow load importance factor, I_s (Table 1008.5)
		Roof structural factor, C_r (Table 1008.3.2)
		Sloped roof snowload, P_s (1008.4)
Wind loads (1603.1.4, 1609)		Seismic design category (1610.5)
Design option utilized (1609.1.1, 1609.5)		Basic seismic-force-resisting system (Table 1617.6.2)
Basic wind speed (1609.3)		Response modification coefficient, R , and ductility amplification factor, C_d (Table 1617.6.2)
Building category and wind importance factor, I_w (Table 1604.6, 1609.5)		Analyze procedure (1616.6, 1617.5)
Wind exposure category (1609.4)		Design base shear (1617.4, 1617.6.1)
Internal pressure coefficient (ASCE 7)		Flood loads (1608.1.6, 1612)
Component and cladding pressures (1609.1.3, 1609.6.2.2)		Floodhazard area (1612.3)
Main force wind pressures (1603.1.1, 1609.6.2.1)		Elevation of structure
Earthquake design data (1609.1.6, 1614, 1609)		Other loads
Design option utilized (1614.1)		Concentrated loads (1607.4)
Seismic use group ("Category") (Table 1604.5, 1614.2)		Partition loads (1607.5)
Spectral response coefficients, S_{DS} & S_{D1} (1614.1)		Impact loads (1607.8)
Site class (1614.1.5)		Misc. loads (Tables 1607.9, 1607.6.1, 1607.7, 1607.12, 1607.13, 1609, 1611, 1604)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 741 Warren Ave (316-A-005)

Issued to Warren Ave Corp.

Date of Issue 03 February 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980051, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Office Space/Training Center

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

2/3/98
(Date)

Inspector

WJH

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

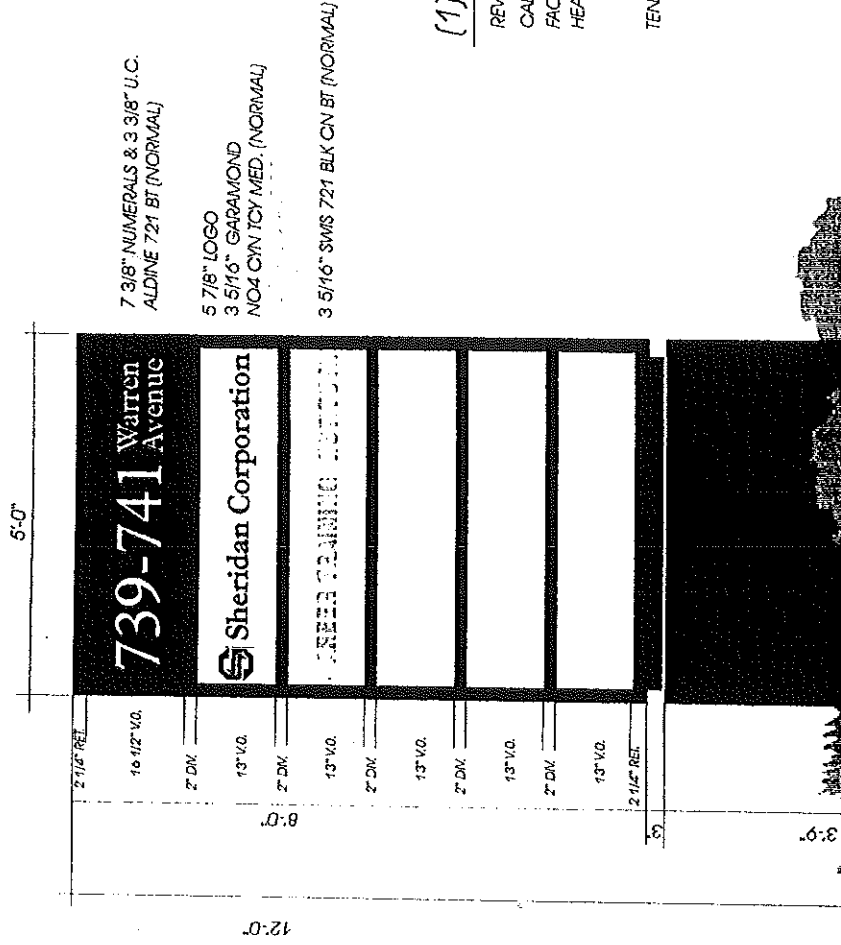
Career Training Institute

Contractor - Steidan Corp.

Sign permit

98-0816

Issued July 8, 1998



7 3/8" NUMERALS & 3 3/8" U.C.
ALDINE 721 BT (NORMAL)

5 7/8" LOGO
3 5/16" GARAMOND
NO4 CYN TCY MED. (NORMAL)

3 5/16" SWIS 721 BLK CN BT (NORMAL)

(1) D.F. 8'-0" X 5'-0" X

REVEALS & WRAP = MATTE BLACK
CABINET, 2" DIVIDERS & 2 1/4" RETAINERS =
FACES = WHITE LEXAN
HEADER PANEL: BIG = MATTE BLACK
COPY = WHITE

TENANT PANELS: BIG = WHITE

Doc#: 34496 Skv24038 Pg: 102

QUITCLAIM DEED
With Covenant

Know All Persons by these Presents,

That **739 Warren Avenue LLC**, a Maine limited liability company with a place of business in the Town of Yarmouth, County of Cumberland, and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by **Downeast Veterinary Emergency Clinic**, a Maine corporation, whose mailing address is 973 Warren Avenue, Portland, ME 04103, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said **Downeast Veterinary Emergency Clinic**, its successors and assigns forever, its real property described in Schedule A which is attached hereto and incorporated herein by reference.

To have and to hold the same, together with all the privileges and appurtenances thereto belonging, to the said **Downeast Veterinary Emergency Clinic**, its successors and assigns forever.

And it does covenant with the said Grantee, its successors and assigns, that it shall and will warrant and defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it.

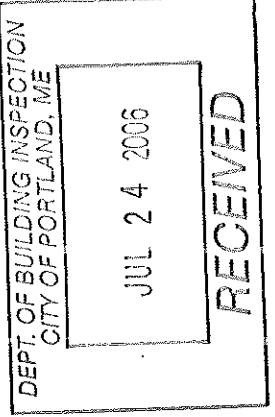
In Witness Whereof, the said **739 Warren Avenue LLC**, has caused this instrument to be executed by Marcel C. Nadreau, its Member thereunto duly authorized, this 6th day of the month of June, 2006.

Signed, Sealed and Delivered
in presence of

739 Warren Avenue LLC

Witness
Witness

By: *Marcel C. Nadreau*
Marcel C. Nadreau
Its Member



207747496 7:52 P.002/004 F-655
JUL-12-06 13:14 FROM:Vet:111 & Dan

MAINE REAL ESTATE TAX TAGS

Class *Fak*
Ann *Mark*
8/7/04 *8/16/04*
2

739 Warren Avenue LLC to Downeast Veterinary Emergency Clinic

Schedule A

Doc# 34496 bk:24038 pgs 101

Unit B (the "Unit") in Case Condominium (the "Condominium") situated at 739 Warren Avenue in Portland, Cumberland County, State of Maine, as more particularly described in the Declaration of Case Condominium dated November 7, 2002 and recorded in the Cumberland County Registry of Deeds in Book 18358, Page 216, as same may be amended from time to time in accordance with its terms and the Act (the "Declaration"); and on the Plat and Plans incorporated into the Declaration and recorded in the Cumberland County Registry of Deeds in Plan Book 202, Pages 672 and 673, as the same may be amended from time to time in accordance with the Declaration and the Act (the "Plat and Plans"), by virtue of the recording of which Declaration, Plat and Plans, the Grantor, as Declarant, created the Condominium pursuant to the Maine Condominium Act, Title 35 of the Maine Revised Statutes of 1964, as amended, Chapter 31, Sections 1601-101, et seq., as amended (the "Act").

Together with all other rights, easements, rights-of-way, interests, allocated interests, privileges and appurtenances as more particularly described, located, defined, allocated or referred to in the Declaration, the Plat and Plans, and the By-Laws described in the Declaration, as the said By-Laws may be amended from time to time in accordance with the Declaration and the Act (the "By-Laws"), all of which are incorporated herein by reference thereto.

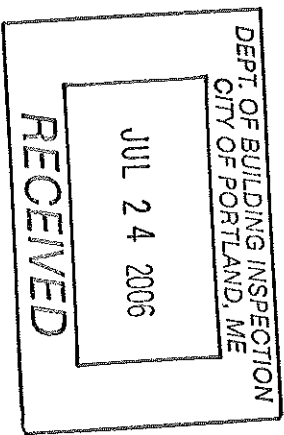
Subject to the matters affecting title described in the Declaration and the Plat and Plans and the terms, covenants, agreements, easements and provisions of the Declaration and the By-Laws, which terms, covenants, agreements, easements and provisions shall constitute covenants running with the Unit and shall bind the Grantor and any person having in any time any interest or estate in the Unit, as though such provisions were recited and stipulated at length herein.

And, by the reciting of or by acceptance of this deed, the Grantor does accept and agree for itself, its successors and assigns, to be bound by and subject to all of the terms, covenants, agreements, easements and provisions of the Act, the Declaration, the By-Laws and the Plat and Plans.

Being the same premises conveyed to 739 Warren Avenue LLC by Twinklensmaker, LLC by deed dated January 6, 2004 and recorded in the Cumberland County Registry of Deeds in Book 20742, Page 85.

GRANTOR: DOWNEAST VETERINARY EMERGENCY CLINIC

Recorded
Recorded Register of Deeds
Jan 07 2006 09:57:35A
Cumberland County
Jude B. O'Brien



899-2 900/792 281-1

857/344422

case 3 11159-4085

7/1/06

55-21-705

Fire Protection:

Continuation of present service, which is water hydrant. Our use is similar to or less than prior use as office, call center as we have fewer people on site. Plans included show egress doors being left as existing.

Fire alarms, sensors can be installed as per the desire(s) of Portland Fire Dept.

HVAC - will be left principally as existing - and services will remain - ductwork, etc. Power will be adjusted per design.

Synopsis:

Our plan is to re-model the inside of this existing building to suit our needs. We are not changing services to the building and are continuing the remainder of the building in current use.

Enclosed are copies of the listing brochure which furnishes the existing use and location of this building.

Overall Description of Renovation Plan:

Existing building:

Office/professional building @ 739 Warren Ave
12,000 ft² is current office use.

Plan: Utilize 6,000 ft² as an Animal Emergency
Clinic; continue to lease remainder to
existing tenant(s) Sheridan Corp.

Architect: Michael Paul Steitzer
#1194 Telephone 504-0991
MSA Architects
448 Foreside Rd
Topsham, Me 04086 Fax: 729-8863

Contractor: Neils Bailey
N.G. Bailey, Inc Telephone: 657-3200
2 Bailey Drive,
Gray, Me. 04039

Lead Person from our Group:

Burleigh H Lovvorn, D.V.M.
Edgewood Animal Hosp, Inc
181 State St.
Gorham, Me. 04038
839-6558

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 316 A00500A
 Location 739 WARREN AVE
 Land Use BENEVOLENT & CHARITABLE
 Owner Address CASA INC
 741 WARREN AVE
 PORTLAND ME 04103
 Book/Page 18358/270
 Legal 316-A-5 318-A-11
 WARREN AVE 741-747
 CASA CONDO
 # A

Current Assessed Valuation For Fiscal Year 2006

Land \$78,060 Building \$449,340 Total \$527,400

Estimated Assessed Valuation For Fiscal Year 2007*

Land \$138,600 Building \$554,500 Total \$693,100

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Building Information

Bldg # 1 Year Built 1986 # Units 1 Bldg Sq. Ft. 0 Identical Units 1

Total Acres 0 Total Buildings Sq. Ft. 0 Structure Type OFFICE BUILDING - LOW-RISE Building Name

Exterior/Interior Information

Section 1 Levels 01/01 Size 6080 Use OFFICE BUILDING

Height 14	Walls METAL-LIGHT	Heating HOT AIR	A/C CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

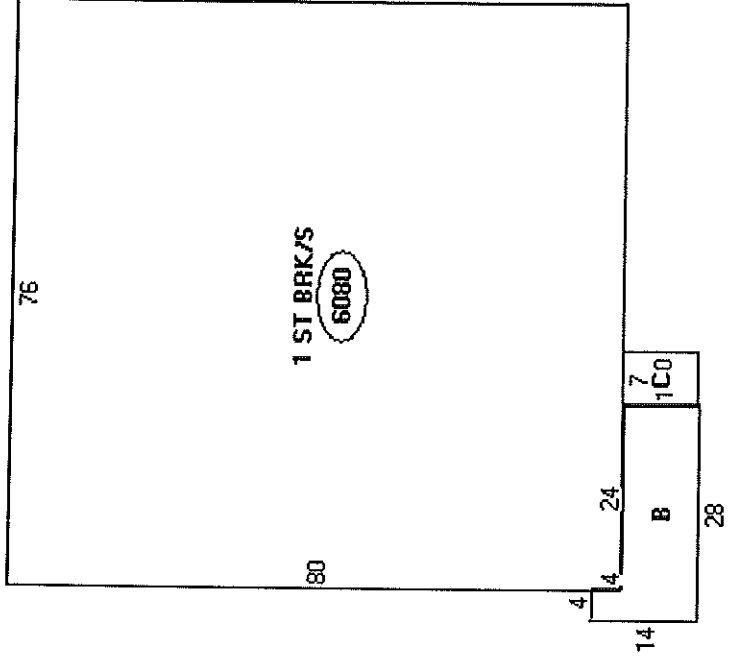
Libe Structure Type Identical Units

Descriptor

A: 1 ST BRK
6080 sqft

B: OMP
296 sqft

C: EMP
70 sqft



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 316 A00500B
 Location 739 WARREN AVE
 Land Use COMMERCIAL CONDOS
 Owner Address 739 WARREN AVENUE LLC
 PO BOX 965
 YARMOUTH ME 04096
 Book/Page 20742/085
 Legal 316-A-5 318-A-11
 WARREN AVE 741-747
 CASA CONDO
 # B

Current Assessed Valuation For Fiscal Year 2006

Land \$132,480 Building \$969,400 Total \$1,101,880

Estimated Assessed Valuation For Fiscal Year 2007*

Land \$120,000 Building \$1,104,300 Total \$1,224,300

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1986	1	12317	1
Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name	
0	12317	OFFICE BUILDING - LOW-RISE	SHERIDAN CORP / DIRECT FINANC	

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	12317	OFFICE BUILDING

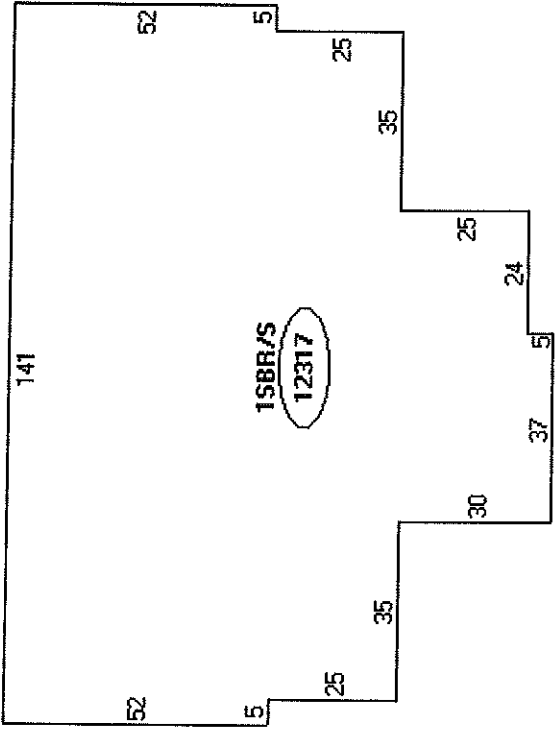
Height	Walls	Heating	A/C
14	BRICK/STONE	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units

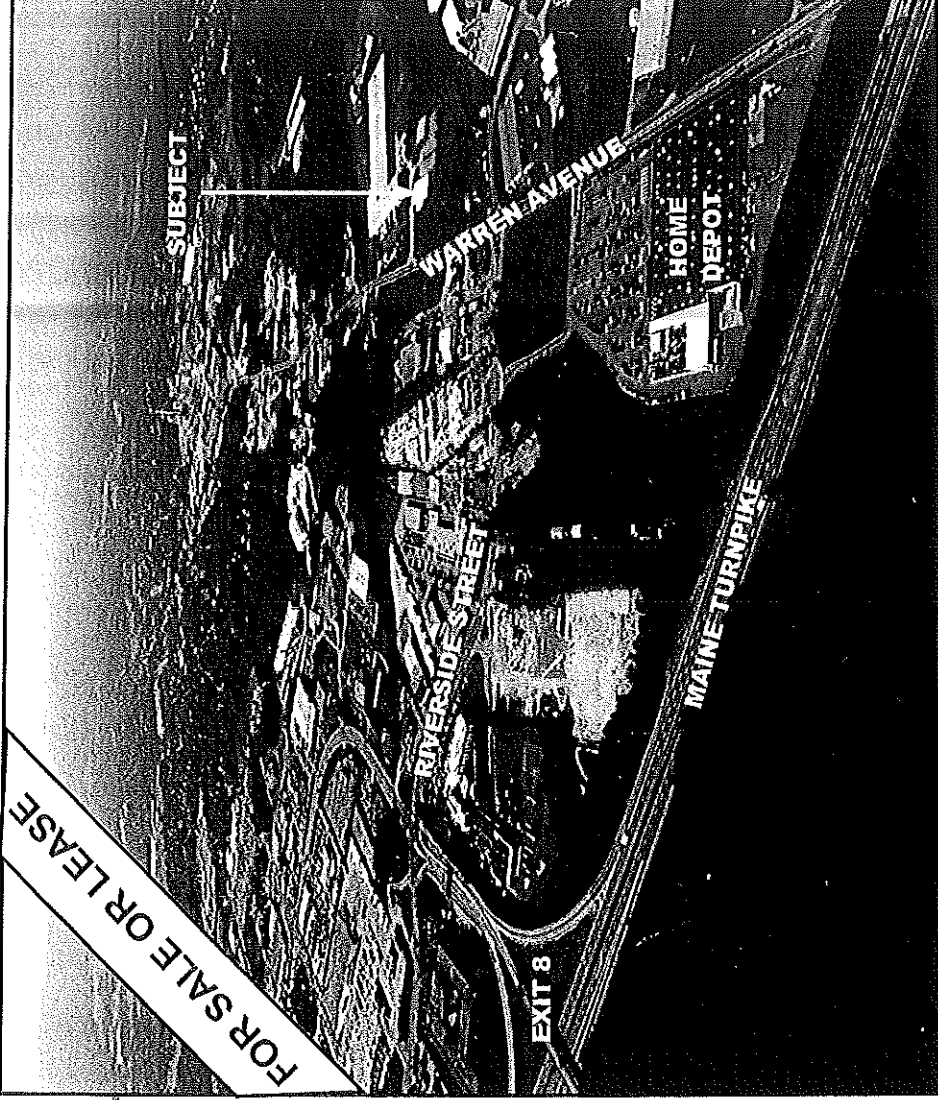
Descriptor/Area

A: 1SBR/S
12317 sqft



PROFESSIONAL OFFICE

FOR SALE OR LEASE



739 Warren Avenue Portland, Maine

The Sheridan Corporation Building is situated just off Riverside Street in Portland near Home Depot and Exit 48 of the Maine Turnpike. The property is a 12,300± SF Class A office building featuring primarily perimeter offices along with central staff areas and meeting rooms. The property was updated most recently in 2002, when the two new tenants leased the building. The Sheridan Corporation received a discounted rent in exchange for an estimated \$80,000 of fit-up at their expense.

John Doyon, CCIM
john@malonecb.com
(207) 772-2422

John Doyon
450-800 3



Malone Commercial Brokers, Inc.
5 Moulton Street
Portland, Maine 04101

Commercial and Investment Real Estate

Tel (207) 772-2422
Fax (207) 774-5114

PROPERTY SUMMARY

ADDRESS: 739 Warren Avenue
Portland, Maine 04103

LANDLORD: 739 Warren Ave, LLC

CURRENT USE: Office building— Condominium ownership

BUILDING SIZE: 12,317± SF

STORIES: 1

BUILT: 1986

SITE SIZE: Owner condominiumized the project with land becoming a common element. The current site consists of 5.25± acres.

FRONTAGE: 90'

ZONE: I-Ma (Moderate Impact Industrial Zone)

TENANTS: Sheridan Corporation

CONSTRUCTION: Steel frame supported Butler System

EXTERIOR: Brick

ROOF: EPDM roof— new in November 2004

LIGHTING: Fluorescent

FLOORING: Carpet over slab

ELECTRICAL: Main panel appears to be 600 amp, 3-phase

HVAC: Gas-fired heat, electric A/C

CEILINGS: 9± dropped ceilings

UTILITIES: Public water, private sewer

PARKING: 75± spaces or 4 per 1000/SF available for both buildings.

MAP & LOT#: Map 316, Block A. Lot 5

REAL ESTATE TAXES: \$24,082.96 (4/1/05)

ASSESSED VALUES:

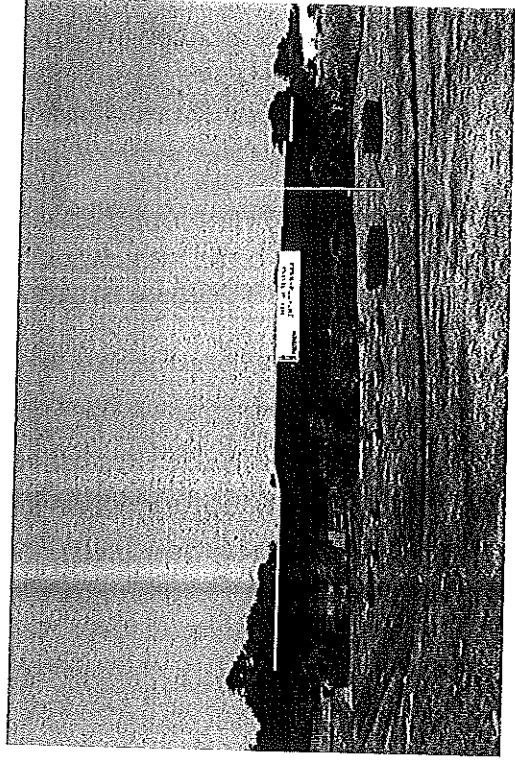
\$	132,480	Land
\$	969,400	Building
\$	1,101,880	Total

SALE PRICE: \$1,295,000

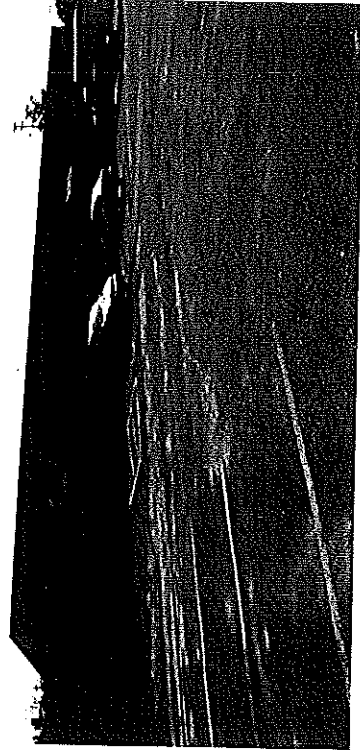
LEASE RATE: \$9.50 SF Triple Net (NNN)

BROKER: John Doyon, CCIM

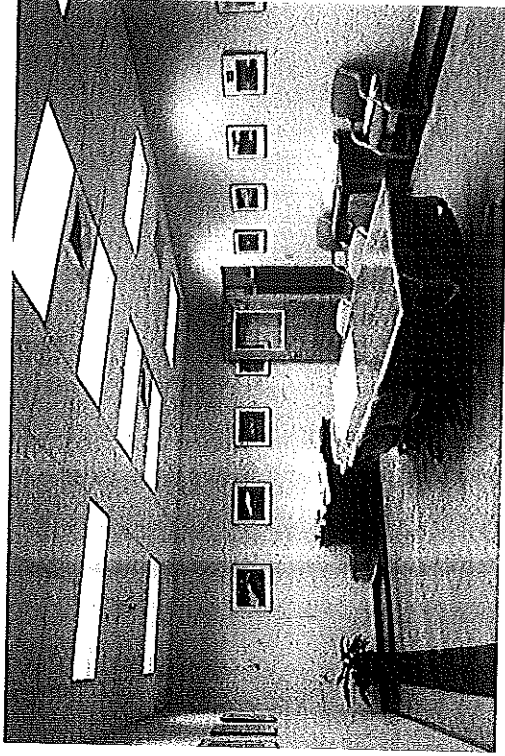
PHOTOS



BUILDING FRONT



BUILDING BACK

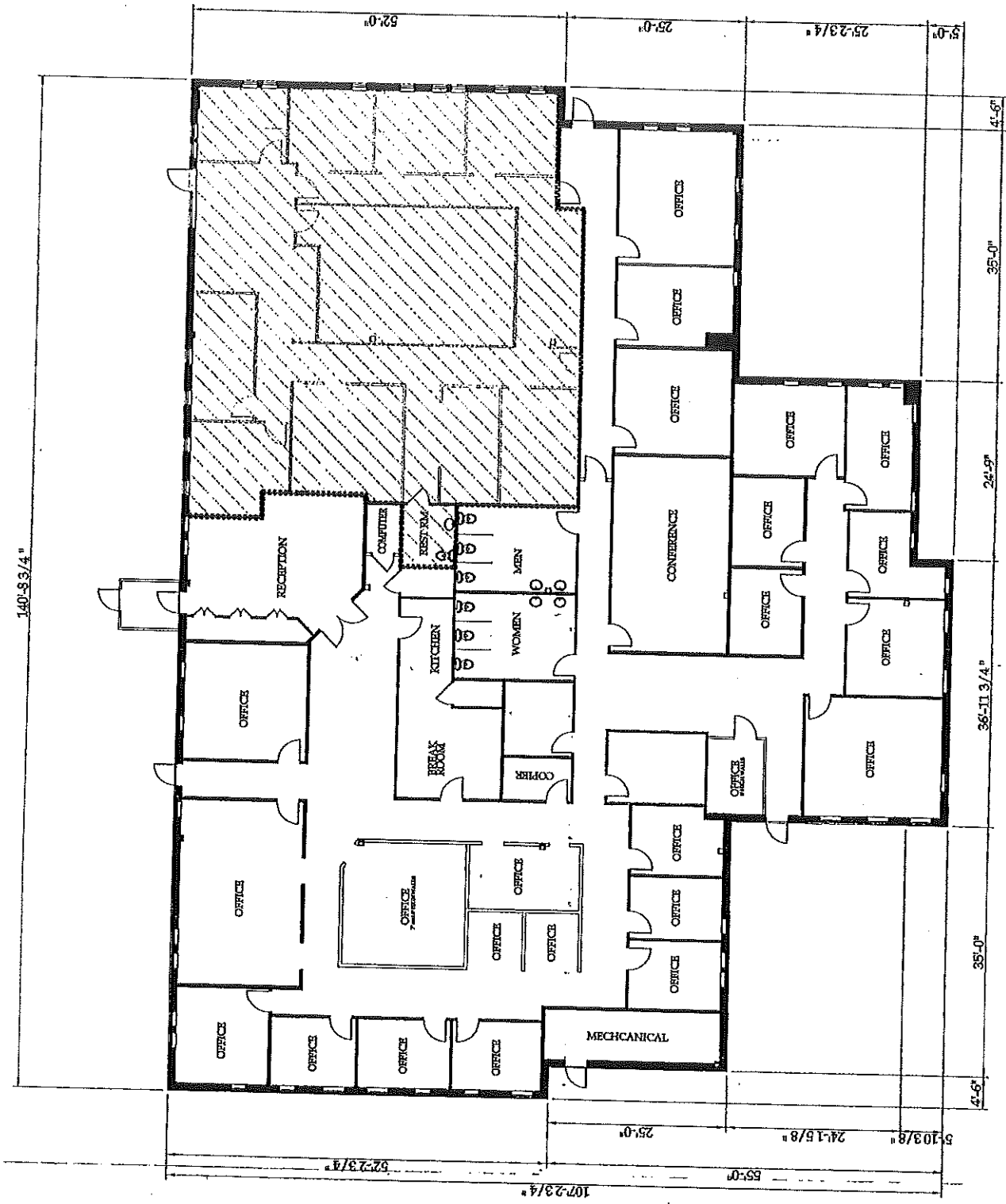


CONFERENCE ROOM



LOBBY

FLOOR PLAN



FLOOR PLAN
SCALE 1/8" = 1 FOOT



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APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Downeast Veterinary Emergency Clinic
Applicant

July 24, 2006
Application Date

973 Warren Ave. Portland ME 04103
Applicant's Mailing Address

Buckeish Lochitt - 829-6558
Consultant/Agent/Phone Number

739 Warren Ave
Address of Proposed Site

Project Name/Description

Description of Proposed Development:

CBL: 316-A-005 00B

Downeast Veterinary Emergency Clinic expanded - Unit B in Care Condominium.
They are taking up the left side of the building for their new emergency vet
clinic - The area is 6

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>