

PROFESSIONAL OFFICE SUITE

PORTLAND'S OLD PORT



IN THE THOMAS BLOCK

2,212 to 5,161± SF of second floor office space in the historic Thomas Block on Commercial Street. This suite includes up to (10) private offices, (4) with water views. Other offices overlook Commercial and Customs House Wharf Streets.

The suite's most recent use was as the headquarters for Vital Basics, a natural health solutions developer. Exposed brick, parabolic lighting, quality trim and finishes are only a few of the great features of the Thomas Block.

For further information and to see this property contact:

Peter Harrington
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*The Thomas Block at 100 Commercial Street. [September 2007]
Cruise ship Explorer of the Seas is docked in the background.*



MALONE

Commercial and Investment Real Estate

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100 COMMERCIAL STREET

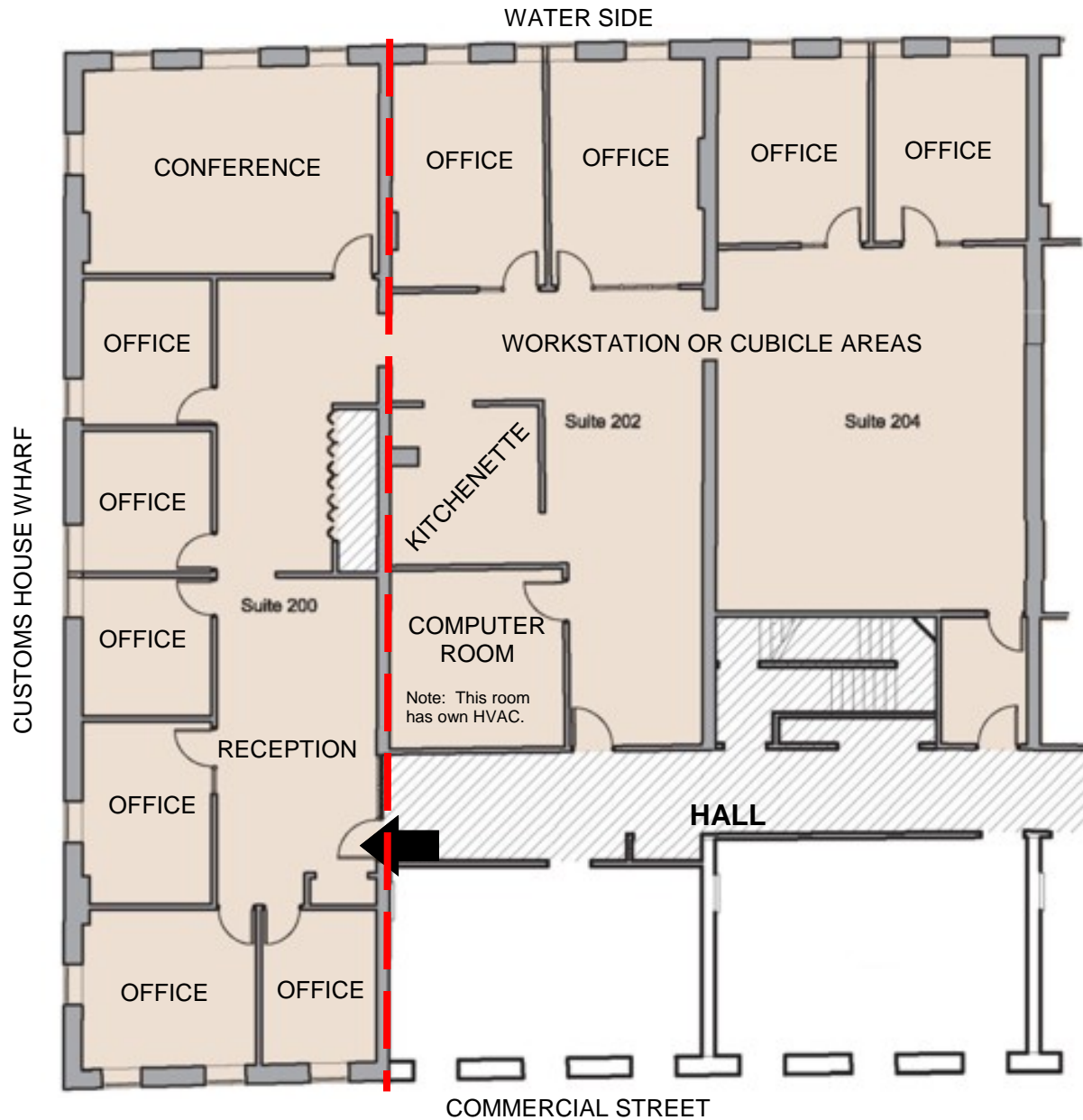
PROPERTY SUMMARY

ADDRESS:	100 Commercial Street, Portland, Maine 04101
LANDLORD:	Soley Wharf LLC
SPACE:	2,212± to 5,161± SF - Suite 200
CONFIGURATION:	Up to (10) private offices, conference room, workstation and/or cubicle areas, reception, kitchenette, computer/data room, storage areas
TOTAL BLDG. SF:	61,610± SF
ZONE:	B3 Downtown Business District PAD Pedestrian Activities District
USE:	Office
BUILT:	1860s
STORIES:	4
CONSTRUCTION:	Brick/stone
ELEVATOR:	Yes
HVAC:	Electric
ELECTRICAL:	100 amp service
RESTROOMS:	Common area restrooms
SIGNAGE:	Directory board in lobby
LEASE RATE:	\$20.75 PSF Modified Gross (MG)
EXPENSES:	Tenant to pay increase over base year operating expenses and electric for lights, plugs, gas for heating, and heat pumps.
TERM:	3 to 5 years
AVAILABLE:	Now
BROKER:	Peter Harrington (207) 772-2422 peter@malonecb.com

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100 COMMERCIAL STREET



SQ FOOTAGE:	5,161± SF	STORAGE:	Yes
SUBDIVIDABLE:	2,212± SF (area to left of red dashed line)	INTERIOR:	Exposed brick & painted walls
OFFICES:	10	FLOORING:	Carpet
DECK:	No	CEILINGS:	10±' to 12±' acoustical tile
WATER VIEWS:	4 offices and conference	LIGHTING:	Parabolic & accent fixtures
RECEPTION:	Yes	LEASE RATE:	\$20.75 PSF Modified Gross
CONFERENCE:	Yes	EXPENSES:	Tenant to pay increase over base year operating expenses and electric for lights, plugs, gas for heating, and heat pumps.
KITCHENETTE:	Yes	TERM:	3 to 5 years preferred



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