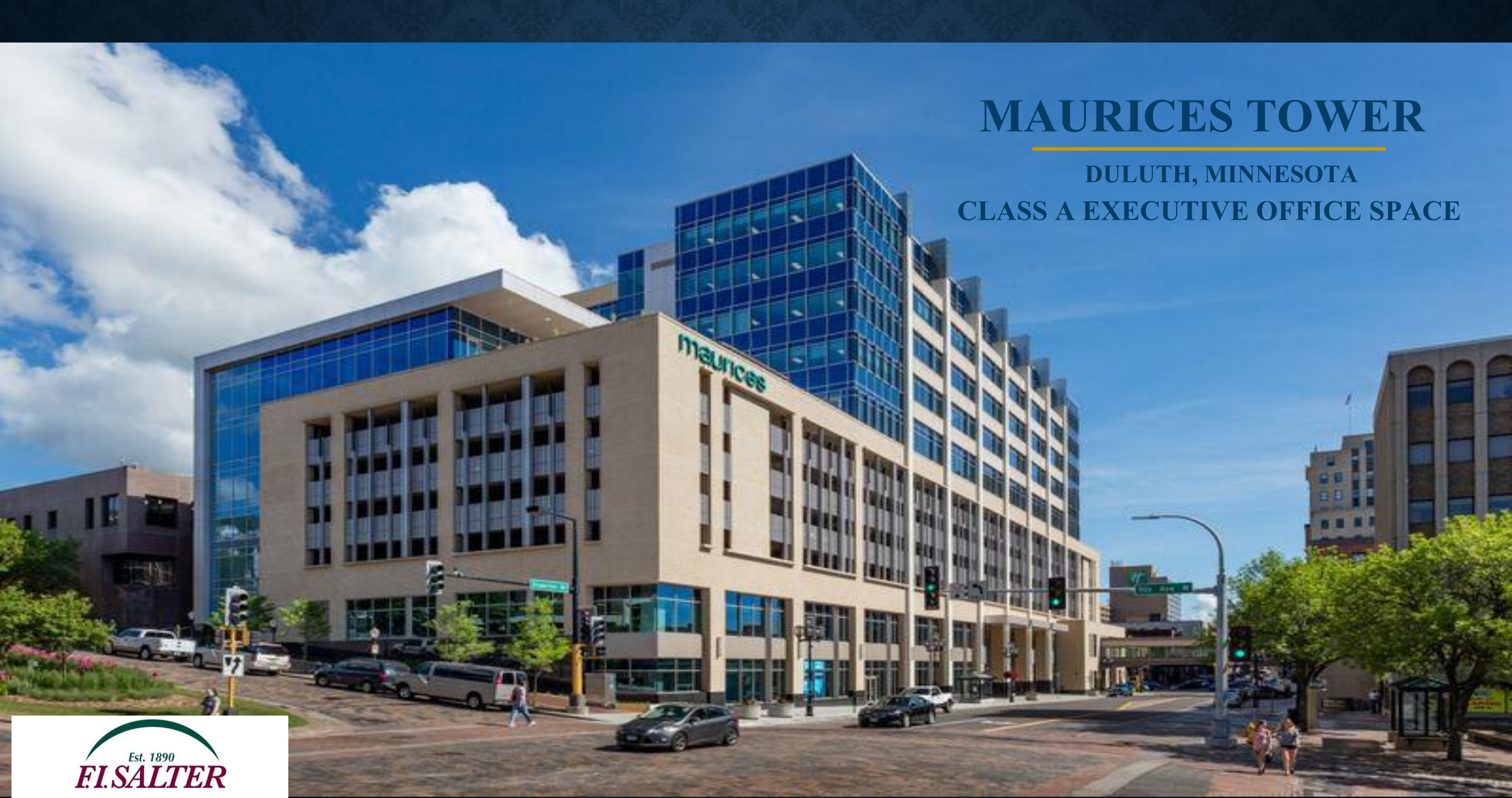


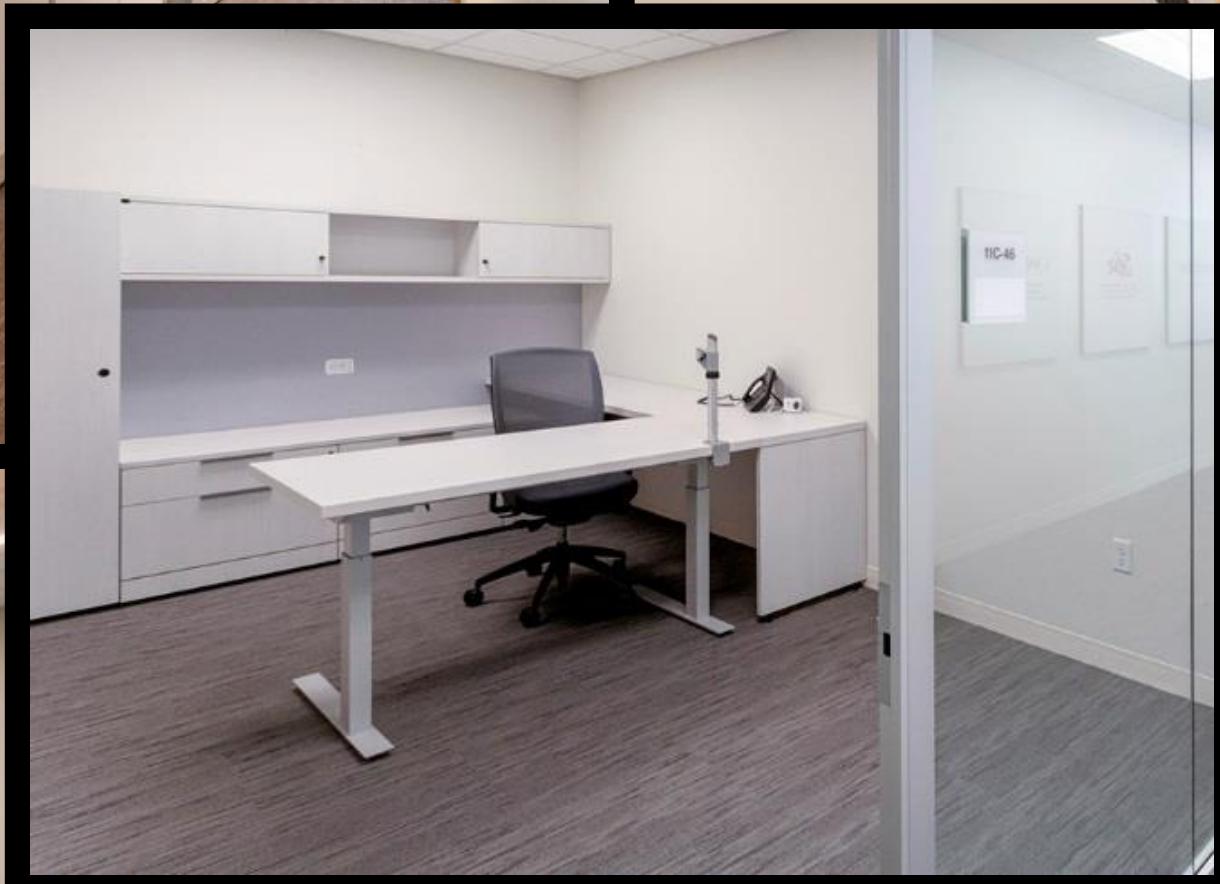
MAURICES TOWER

DULUTH, MINNESOTA
CLASS A EXECUTIVE OFFICE SPACE



301 W 1st Street • Suite 715 • Duluth, MN 55802
P: (218)722-5556 • F: (218) 720-6684 • www.fisalter.com







Common Items to be revised

•Modify door hardware (add power supply, deactivate magnetic hold open, add card reader) for a total of 7 pairs of doors at Stair 2 and Stair 5, floors 7 through 10.

•Modify door hardware (reconfigure hardware to be electrified for access control, deactivate magnetic hold open, add card reader) for a total of 8 pairs of doors at the Elevator Lobby, floors 7 through 10.

•Reconfigure card access for Elevator C (freight) to have separate groupings for access to floors 7-10 and floor 11.

Additional Items to be revised for Option A

•Modify door hardware (add power supply, deactivate magnetic hold open, add card reader) for a total of 2 pairs of doors at Stair 2 and Stair 5, floor 11.

•Modify door hardware (reconfigure hardware to be electrified for access control, deactivate magnetic hold open, add card reader) for a total of 2 pairs of doors at the Elevator Lobby, floor 11.

•Select one of the Elevator options at the right.

ESTIMATED SQUARE FOOTAGE

TENANT "A" 25,970 sf

*Square footages shown are not based on BOMA calculations

Passenger Elevator Options

•Option 1
Elevator Lobby Doors Locked

Reconfigure card access for Elevator A (after hours) to have separate groupings for access to floors 7-10 and floor 11. This would allow open access to the 11th floor during the day but would require maurices employees and guests to use an access card to enter the maurices space at each floor at the elevator lobby doors.

•Option 2
Card Access in each Elevator

Add card access at Elevators B, D & F, and reconfigure elevator A to have separate groupings for access to floors 7-10 and floor 11. This would allow open access to the 11th floor, but would require maurices employees, and guests, to use a card to access any of the maurices floors within the elevator. This option would allow the elevator lobby doors to remain open at each floor and would not require hardware changes to those doors.



OPTION A (Single Suite Tenant)



Items for consideration

•Electrical metering, Currently the 11th floor is tied into the metering for floors 7 through 10.

•Protocol for deliveries and waiting area.



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Common Items to be revised

- Modify door hardware (add power supply, deactivate magnetic hold open, add card reader) for a total of 7 pairs of doors at Stair 2 and Stair 5, floors 7 through 10.
- Modify door hardware (reconfigure hardware to be electrified for access control, deactivate magnetic hold open, add card reader) for a total of 8 pairs of doors at the Elevator Lobby, floors 7 through 10.
- Reconfigure card access for Elevator C (freight) to have separate groupings for access to floors 7-10 and floor 11.

Additional Items to be revised for Option B

- Add hallway and demising walls (to underside of floor above for security)
- Add additional doors for Code required exit egress
- Modify suspended ceiling grid and adjust ceiling tile.
- Adjust HVAC ductwork and diffuser locations.
- Adjust light fixture locations and adjust lighting controls.
- Adjust/add fire protection sprinkler head locations for proper coverage.
- Select one of the Elevator options at the right.

ESTIMATED SQUARE FOOTAGE

- TENANT "A" 11,740 sf
- TENANT "B" 11,910 sf
- OWNER TO ASSIGN 275 sf

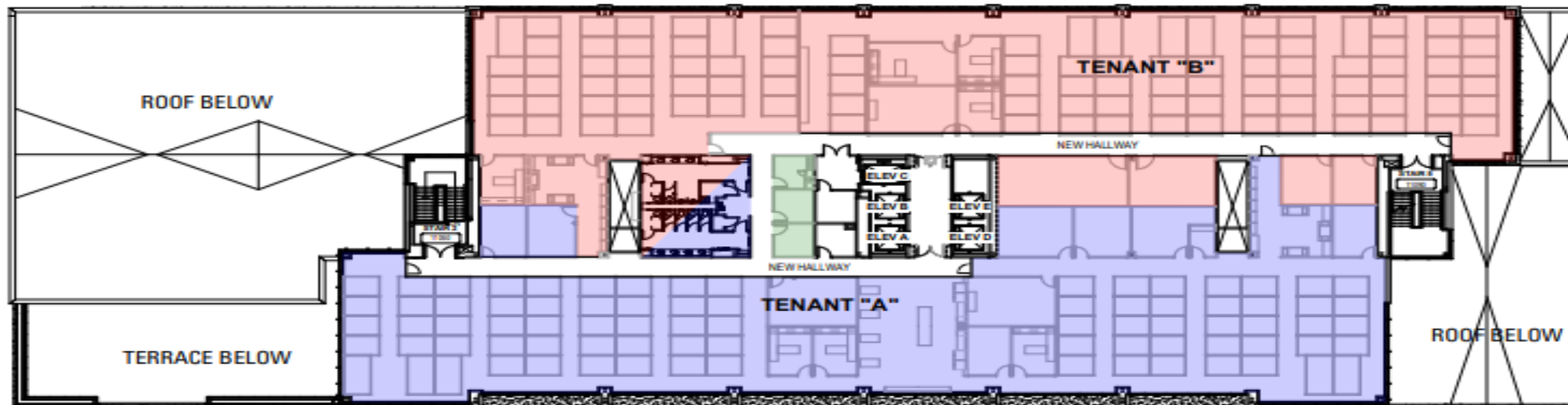
*Square footages shown are not based on BOMA calculations

Passenger Elevator Options

- Option 1
Elevator Lobby Doors Locked

Reconfigure card access for Elevator A (after hours) to have separate groupings for access to floors 7-10 and floor 11. This would allow open access to the 11th floor during the day but would require maurices employees and guests to use an access card to enter the maurices space at each floor at the elevator lobby doors.
- Option 2
Card Access in each Elevator

Add card access at Elevators B,D & F, and reconfigure elevator A to have separate groupings for access to floors 7-10 and floor 11. This would allow open access to the 11th floor, but would require maurices employees, and guests, to use a card to access any of the maurices floors within the elevator. This option would allow the elevator lobby doors to remain open at each floor and would not require hardware changes to those doors.



OPTION B (Two Suites/Tenants)



Items for consideration

- Electrical metering. Currently the 11th floor is tied into the metering for floors 7 through 10.
- Protocol for deliveries and waiting area.



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Common Items to be revised

- Modify door hardware (add power supply, deactivate magnetic hold open, add card reader) for a total of 7 pairs of doors at Stair 2 and Stair 5, floors 7 through 10.
- Modify door hardware (reconfigure hardware to be electrified for access control, deactivate magnetic hold open, add card reader) for a total of 8 pairs of doors at the Elevator Lobby, floors 7 through 10.
- Reconfigure card access for Elevator C (freight) to have separate groupings for access to floors 7-10 and floor 11.

Additional Items to be revised for Option C

- Add hallway and demising walls (to underside of floor above for security)
- Add additional doors for Code required exit egress
- Modify suspended ceiling grid and adjust ceiling tile.
- Adjust HVAC ductwork and diffuser locations.
- Adjust light fixture locations and adjust lighting controls.
- Adjust/add fire protection sprinkler head locations for proper coverage.
- Select one of the Elevator options at the right.

ESTIMATED SQUARE FOOTAGE

- TENANT "A" 6430 sf
- TENANT "B" 5925 sf
- TENANT "C" 5710 sf
- TENANT "D" 4765 sf
- OWNER TO ASSIGN 275 sf

*Square footages shown are not based on BOMA calculations

Passenger Elevator Options

- Option 1
Elevator Lobby Doors Locked

Reconfigure card access for Elevator A (after hours) to have separate groupings for access to floors 7-10 and floor 11. This would allow open access to the 11th floor during the day but would require maurices employees and guests to use an access card to enter the maurices space at each floor at the elevator lobby doors.
- Option 2
Card Access in each Elevator

Add card access at Elevators B, D & F, and reconfigure elevator A to have separate groupings for access to floors 7-10 and floor 11. This would allow open access to the 11th floor, but would require maurices employees, and guests, to use a card to access any of the maurices floors while the elevator. This option would allow the elevator lobby doors to remain open at each floor and would not require hardware changes to those doors.



OPTION C (Four Suites/Tenants)



Items for consideration

- Electrical metering, Currently the 11th floor is tied into the metering for floors 7 through 10.
- Protocol for deliveries and waiting area.





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MAURICES TOWER

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- * Class A Executive Office Space**
- * Top Floor (11th) of Maurices Tower**
- * Located on Superior St. between 4th & 5th Ave W.**
- * 360 Degree View of Lake Superior & the Duluth Hillside**
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