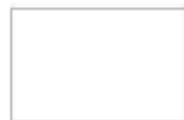


AREA LEGEND - BOMA



MAJOR VERTICAL PENETRATIONS



FLOOR SERVICE AREA



BUILDING SERVICE AREA



LEASED TENANT SPACE



AVAILABLE TENANT SPACE
SUITE 008 - 2929 S.F.



AVAILABLE TENANT SPACE
SUITE 009 - 374 S.F.



AVAILABLE TENANT SPACE
SUITE 010 - 4051 S.F.



AVAILABLE TENANT SPACE
SUITE 102 - 1030 S.F.



AVAILABLE TENANT SPACE
SUITE 104 - 7581 S.F.



AVAILABLE TENANT SPACE
SUITE 105 - 1330 S.F.



AVAILABLE TENANT SPACE
SUITE 201 - 10946 S.F.



AVAILABLE TENANT SPACE
SUITE 330 - 1665 S.F.



AVAILABLE TENANT SPACE
SUITE 340 - 2816 S.F.



AVAILABLE TENANT SPACE
SUITE 400 - 1404 S.F.



AVAILABLE TENANT SPACE
SUITE 450/450A - 1564 S.F.



AVAILABLE TENANT SPACE
SUITE 501 - 8771 S.F.
W/ 2056 BALCONY
TENANT ANCILLARY = 264 S.F.



AVAILABLE TENANT SPACE
SUITE 604 - 2537 S.F.

**FIRST CAPITAL CENTER
500 WEST LOCKERMAN STREET
DOVER, KENT COUNTY, DELAWARE 19904**

UNIT	7	8	9	10
LEVEL	BASEMENT	BASEMENT	BASEMENT	BASEMENT
AVAILABILITY	VACANT	VACANT	VACANT	OCCUPIED
SIZE : USEABLE	461	2,929	374	4,051
COMMON AREA, FLOOR	1.10	1.10	1.10	1.10
COMMON AREA, BLDG	1.08	1.08	1.08	1.08
SIZE : RENTABLE	544	3,457	441	4,781
% OF TOTAL AREA : RENTABLE	0.8%	4.9%	0.6%	6.8%
RENT PSF	\$18.00	\$18.00	\$18.00	\$18.00
ANNUAL RENT	\$9,794	\$62,227	\$7,946	\$86,064
MONTHLY RENT	\$816	\$5,186	\$662	\$7,172
RENT INFLATOR	3.0%	3.0%	3.0%	3.0%
PROEPRTY TAXES	\$0	\$0	\$0	\$0
PROPERTY INSURANCE	\$0	\$0	\$0	\$0
CAM	\$0	\$0	\$0	\$0
TOTAL RENT PSF	\$18.00	\$18.00	\$18.00	\$18.00
TOTAL RENT / YEAR	\$9,794	\$62,227	\$7,946	\$86,064
TOTAL RENT / MONTH	\$816	\$5,186	\$662	\$7,172

SUBJECT TO ERRORS, MODIFICATIONS, PRIOR LEASING, CONFIRMATIONS



1 BASEMENT LEVEL - BOMA
SCALE: 1/8" = 1'-0"

**FIRST CAPITAL CENTER
500 WEST LOOCKERMAN STREET
DOVER, KENT COUNTY, DELAWARE 19904**

UNIT	101	102	104	105
LEVEL	FIRST	FIRST	FIRST	FIRST
AVAILABILITY	OCCUPIED	VACANT	VACANT	VACANT
SIZE : USEABLE	119	1,030	7,581	1,330
COMMON AREA, FLOOR	1.04	1.04	1.04	1.04
COMMON AREA, BLDG	1.08	1.08	1.08	1.08
SIZE : RENTABLE	133	1,149	8,460	1,484
% OF TOTAL AREA : RENTABLE	0.2%	1.6%	12.0%	2.1%
RENT PSF	\$18.00	\$18.00	\$18.00	\$18.00
ANNUAL RENT	\$2,390	\$20,690	\$152,282	\$26,716
MONTHLY RENT	\$199	\$1,724	\$12,690	\$2,226
RENT INFLATOR	3.0%	3.0%	3.0%	3.0%
PROEPRTY TAXES	\$0	\$0	\$0	\$0
PROPERTY INSURANCE	\$0	\$0	\$0	\$0
CAM	\$0	\$0	\$0	\$0
TOTAL RENT PSF	\$18.00	\$18.00	\$18.00	\$18.00
TOTAL RENT / YEAR	\$2,390	\$20,690	\$152,282	\$26,716
TOTAL RENT / MONTH	\$199	\$1,724	\$12,690	\$2,226

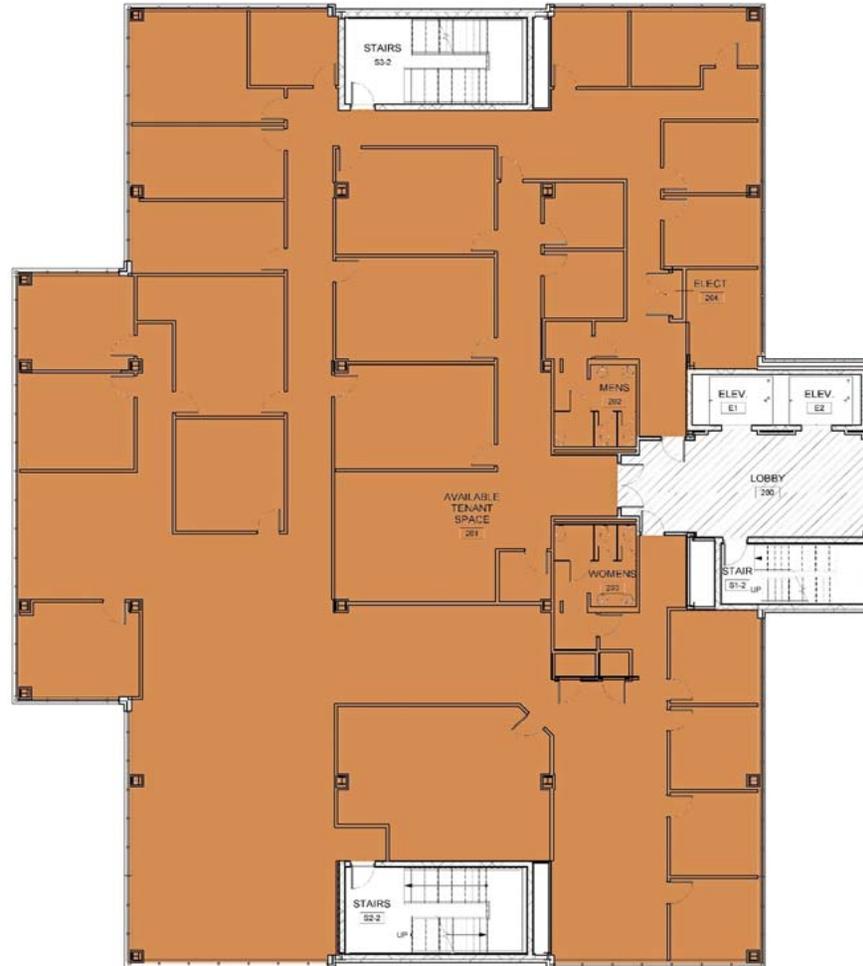
SUBJECT TO ERRORS, MODIFICATIONS, PRIOR LEASING, CONFIRMATIONS



1 FIRST FLOOR PLAN - BOMA
SCALE: 1/8" = 1'-0"

**FIRST CAPITAL CENTER
500 WEST LOOCKERMAN STREET
DOVER, KENT COUNTY, DELAWARE 19904**

UNIT	201
LEVEL	SECOND
AVAILABILITY	VACANT
SIZE : USEABLE	10,946
COMMON AREA, FLOOR	1.04
COMMON AREA, BLDG	1.08
SIZE : RENTABLE	12,302
% OF TOTAL AREA : RENTABLE	17.4%
RENT PSF	\$18.00
ANNUAL RENT	\$221,440
MONTHLY RENT	\$18,453
RENT INFLATOR	3.0%
PROEPRTY TAXES	\$0
PROPERTY INSURANCE	\$0
CAM	\$0
TOTAL RENT PSF	\$18.00
TOTAL RENT / YEAR	\$221,440
TOTAL RENT / MONTH	\$18,453



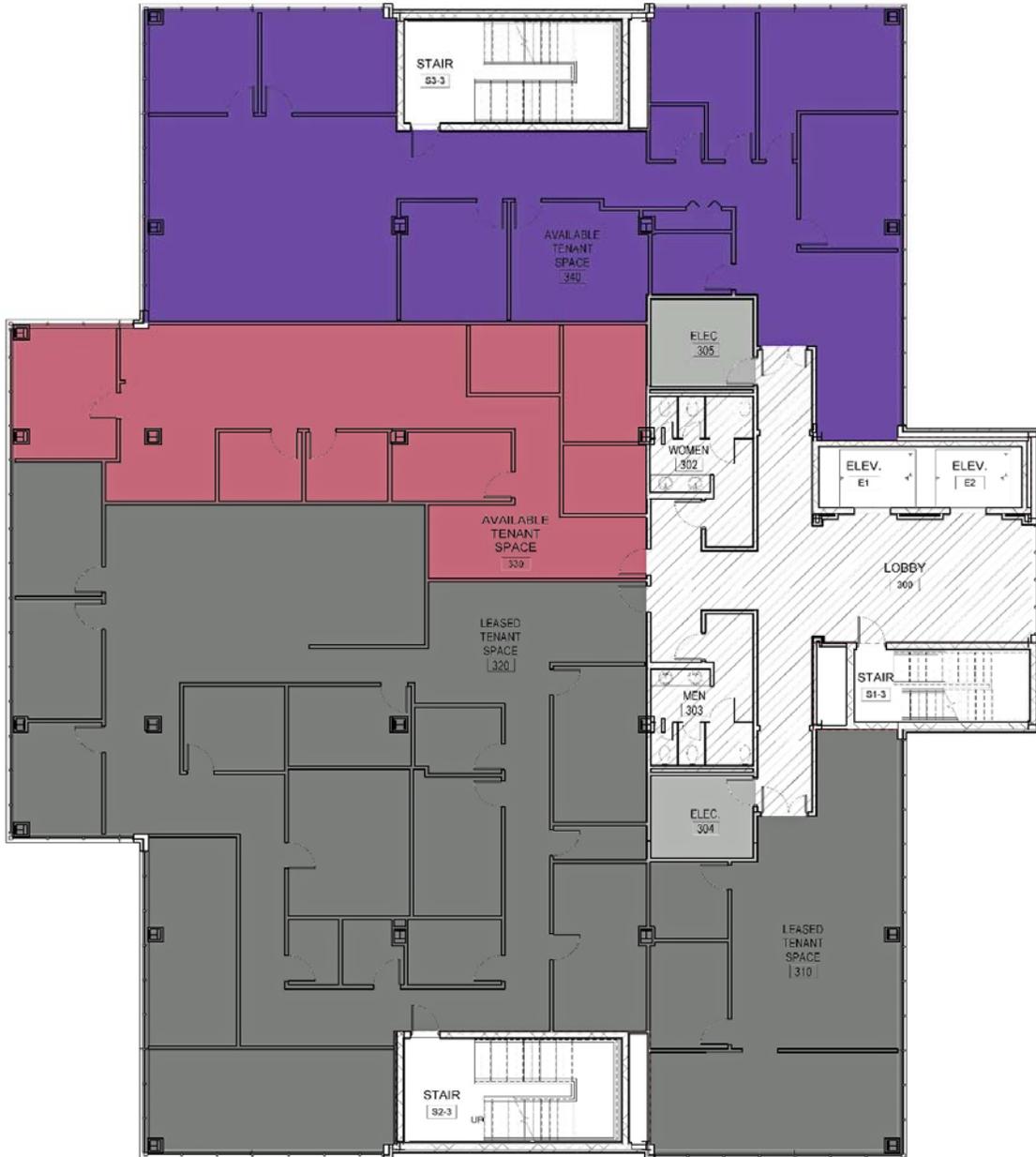
1 SECOND FLOOR PLAN - BOMA
SCALE 1/8" = 1'-0"

SUBJECT TO ERRORS, MODIFICATIONS, PRIOR LEASING, CONFIRMATIONS

**DUNCAN CENTER
500 WEST LOOCKERMAN STREET
DOVER, KENT COUNTY, DELAWARE 19904**

UNIT	310	320	330	340
LEVEL	THIRD	THIRD	THIRD	THIRD
SIZE : USEABLE	1,155	4,250	1,665	2,816
AVAILABILITY	OCCUPIED	OCCUPIED	VACANT	VACANT
COMMON AREA, FLOOR	1.13	1.13	1.13	1.13
COMMON AREA, BLDG	1.08	1.08	1.08	1.08
SIZE : RENTABLE	1,404	5,166	2,024	3,423
% OF TOTAL AREA : RENTABLE	2.0%	7.3%	2.9%	4.8%
RENT PSF	\$18.00	\$18.00	\$18.00	\$18.00
ANNUAL RENT	\$25,269	\$92,981	\$36,427	\$61,608
MONTHLY RENT	\$2,106	\$7,748	\$3,036	\$5,134
RENT INFLATOR	3.0%	3.0%	3.0%	3.0%
PROEPRTY TAXES	\$0	\$0	\$0	\$0
PROPERTY INSURANCE	\$0	\$0	\$0	\$0
CAM	\$0	\$0	\$0	\$0
TOTAL RENT PSF	\$18.00	\$18.00	\$18.00	\$18.00
TOTAL RENT / YEAR	\$25,269	\$92,981	\$36,427	\$61,608
TOTAL RENT / MONTH	\$2,106	\$7,748	\$3,036	\$5,134

SUBJECT TO ERRORS, MODIFICATIONS, PRIOR LEASING, CONFIRMATIONS



1 THIRD FLOOR PLAN - BOMA
SCALE: 1/8" = 1'-0"

**FIRST CAPITAL CENTER
500 WEST LOCKERMAN STREET
DOVER, KENT COUNTY, DELAWARE 19904**

UNIT	400	410/410A	420	430	440	450/450A	460	470
LEVEL	FOURTH							
AVAILABILITY	OCCUPIED	OCCUPIED	OCCUPIED	OCCUPIED	OCCUPIED	VACANT	OCCUPIED	OCCUPIED
SIZE : USEABLE	1,404	382	141	2,316	136	1,110	1,131	1,883
COMMON AREA, FLOOR	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21
COMMON AREA, BLDG	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08
SIZE : RENTABLE	1,823	496	183	3,007	177	1,441	1,469	2,445
% OF TOTAL AREA : RENTABLE	2.6%	0.7%	0.3%	4.3%	0.2%	2.0%	2.1%	3.5%
RENT PSF	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
ANNUAL RENT	\$32,814	\$8,928	\$3,295	\$54,129	\$3,179	\$25,943	\$26,433	\$44,009
MONTHLY RENT	\$2,734	\$744	\$275	\$4,511	\$265	\$2,162	\$2,203	\$3,667
RENT INFLATOR	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
PROEPRTY TAXES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAM	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL RENT PSF	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
TOTAL RENT / YEAR	\$32,814	\$8,928	\$3,295	\$54,129	\$3,179	\$25,943	\$26,433	\$44,009
TOTAL RENT / MONTH	\$2,734	\$744	\$275	\$4,511	\$265	\$2,162	\$2,203	\$3,667

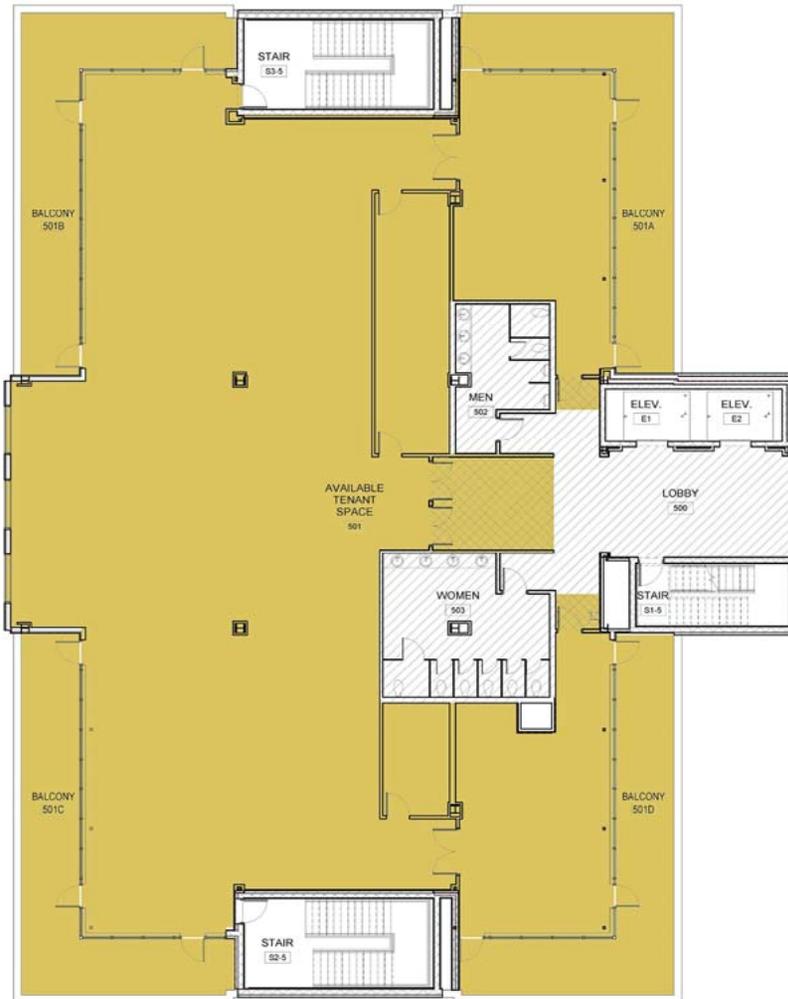
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1 FOURTH FLOOR PLAN - BOMA
SCALE: 1/8" = 1'-0"

DUNCAN CENTER
500 WEST LOCKERMAN STREET
DOVER, KENT COUNTY, DELAWARE 19904

UNIT	501
LEVEL	FIFTH
AVAILABILITY	VACANT
SIZE : USEABLE	9,035
COMMON AREA, FLOOR	1.15
COMMON AREA, BLDG	1.08
SIZE : RENTABLE	11,152
% OF TOTAL AREA : RENTABLE	15.8%
RENT PSF	\$18.00
ANNUAL RENT	\$200,729
MONTHLY RENT	\$16,727
RENT INFLATOR	3.0%
PROEPRTY TAXES	\$0
PROPERTY INSURANCE	\$0
CAM	\$0
TOTAL RENT PSF	\$18.00
TOTAL RENT / YEAR	\$200,729
TOTAL RENT / MONTH	\$16,727
BALCONY AREA	\$2,046



1 FIFTH FLOOR PLAN - BOMA
SCALE: 1/8" = 1'-0"

SUBJECT TO ERRORS, MODIFICATIONS, PRIOR LEASING, CONFIRMATIONS