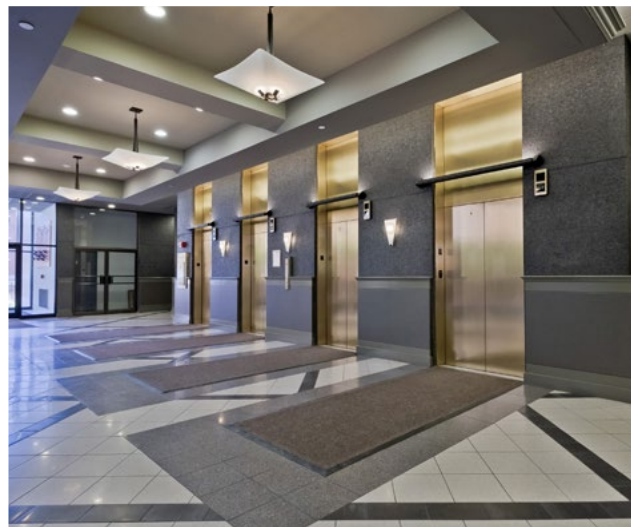




FOR LEASE | CLASS A OFFICE SPACE

1 MONUMENT SQUARE, PORTLAND, ME, 04101

PROPERTY HIGHLIGHTS

- Situated in the heart of the downtown financial and business district, One Monument Square offers stunning views of the city, Casco Bay, and Back Cove.
- Enjoy local restaurants such as CERA, David's, Shay's, Public Market House, Nura and many more.
- Building amenities include a pet-friendly policy, CERA restaurant/café, a brand-new gym, and a smoothie café coming soon!
- 2,965 – 22,435± SF of Class A office space available for lease.

LEASE RATE: \$23.00/SF MG

FOR LEASE | CLASS A OFFICE SPACE

1 MONUMENT SQUARE, PORTLAND, ME 04101

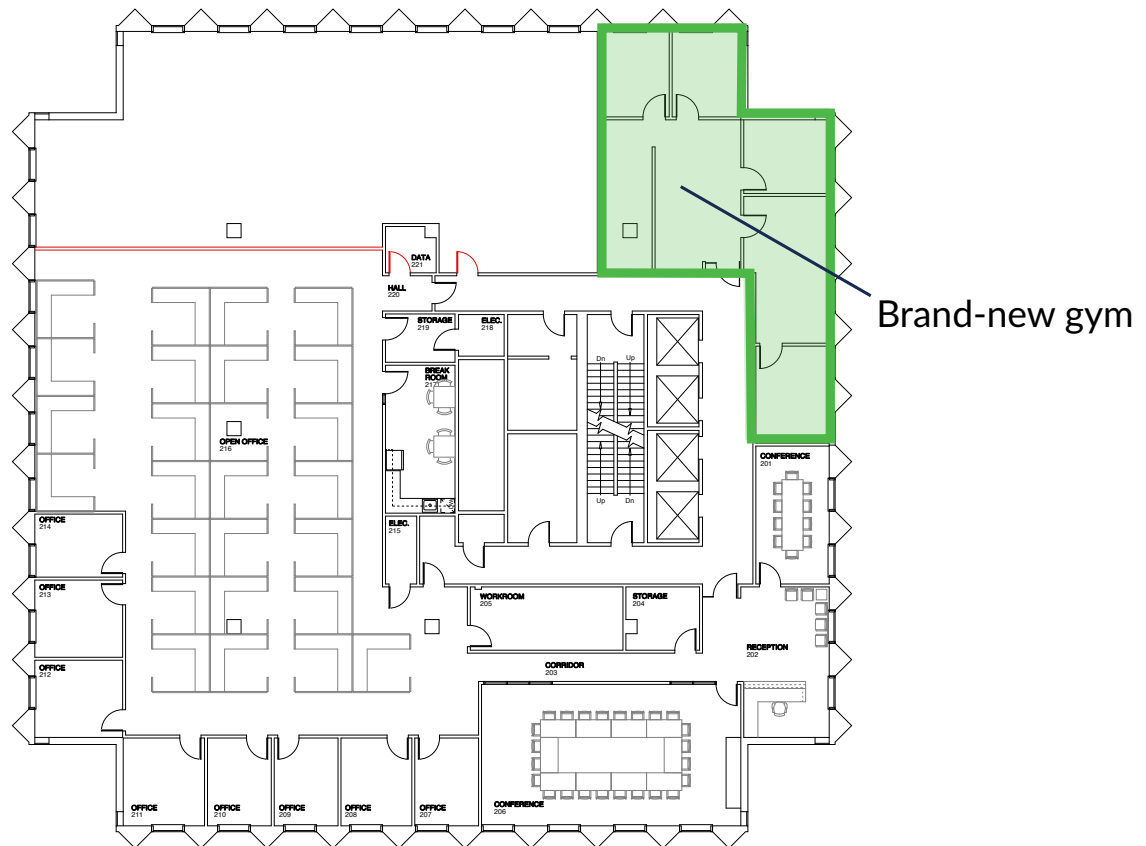


PROPERTY DETAILS

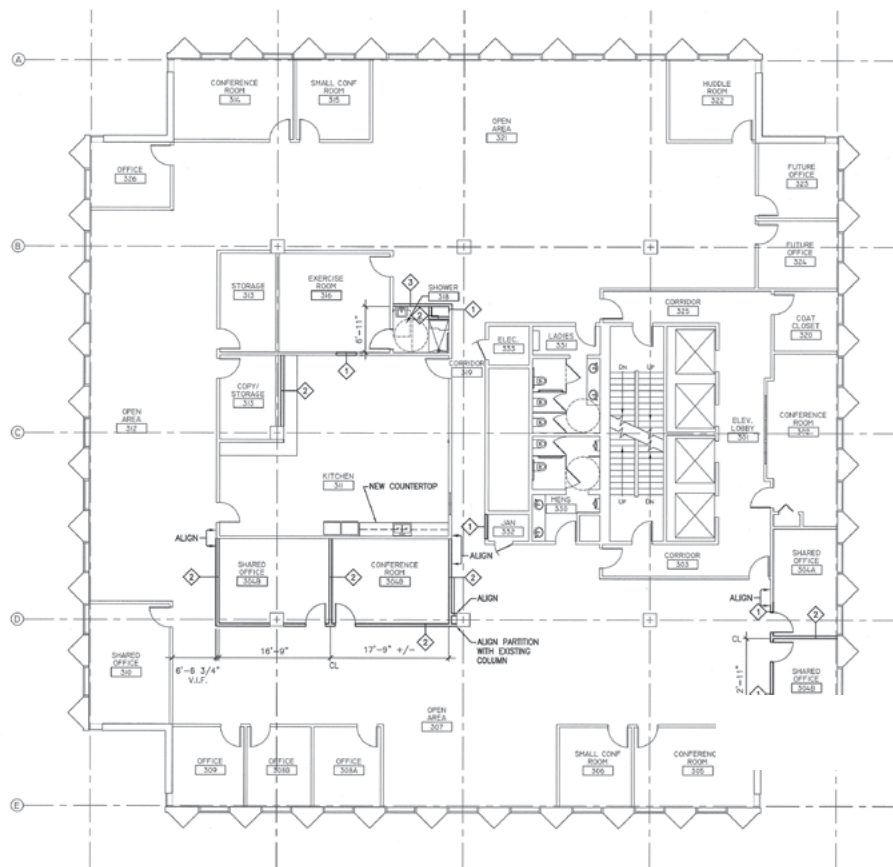
OWNER	Congress Federal Trust
ASSESSOR'S REFERENCE	Map 32, Block K, Lot 12
ZONING	B3 (Business District)
BUILDING SIZE	124,658± SF
# OF STORIES	Ten (10)
LOT SIZE	0.36± AC
HVAC	Gas-fired heat; Central A/C
SECURITY	On-site security guard
MANAGEMENT	On-site management office
YEAR BUILT	1970; renovated in 2010
AVAILABLE SPACE	2nd Floor: 2,965 – 9,765± SF 3rd Floor: 12,670± SF
DATE AVAILABLE	Immediately
PARKING	Available in nearby garages and surface lots.
ELEVATOR(S)	Four (4)
BUILDING AMENITIES	A pet-friendly policy, 1st floor restaurant/café, brand-new gym & a smoothie café coming soon.
LEASE RATE	\$23.00/SF MG



2ND FLOOR PLAN



3RD FLOOR PLAN



FOR LEASE | CLASS A OFFICE SPACE

1 MONUMENT SQUARE, PORTLAND, ME 04101



CONTACT



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