



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

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PROPERTY DETAILS

| | | | |
|-----------------------------|--------------------------------|---------------------------|--|
| OWNER | Congress Federal Trust | MANAGEMENT | On-site management office |
| ASSESSOR'S REFERENCE | Map 32, Block K, Lot 12 | YEAR BUILT | 1970; renovated in 2010 |
| ZONING | B3 (Business District) | AVAILABLE SPACE | 2nd Floor: 2,965 – 9,765± SF 3rd Floor: 12,670± SF 8th Floor: 12,670± SF |
| BUILDING SIZE | 124,658± SF | DATE AVAILABLE | Immediately |
| # OF STORIES | Ten (10) | PARKING | Available in nearby garages and surface lots. |
| LOT SIZE | 0.36± AC | ELEVATOR(S) | Four (4) |
| HVAC | Gas-fired heat; Central A/C | BUILDING AMENITIES | A pet-friendly policy, 1st floor restaurant/café, brand-new gym & a smoothie café coming soon. |
| SECURITY | On-site security guard | LEASE RATE | \$23.00/SF MG |

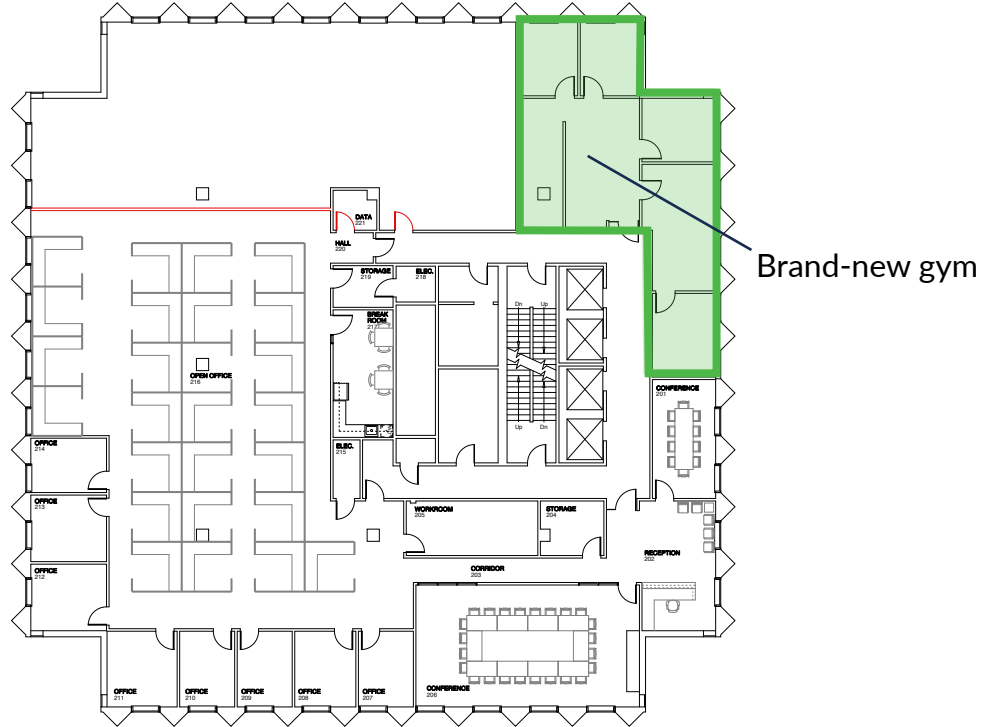


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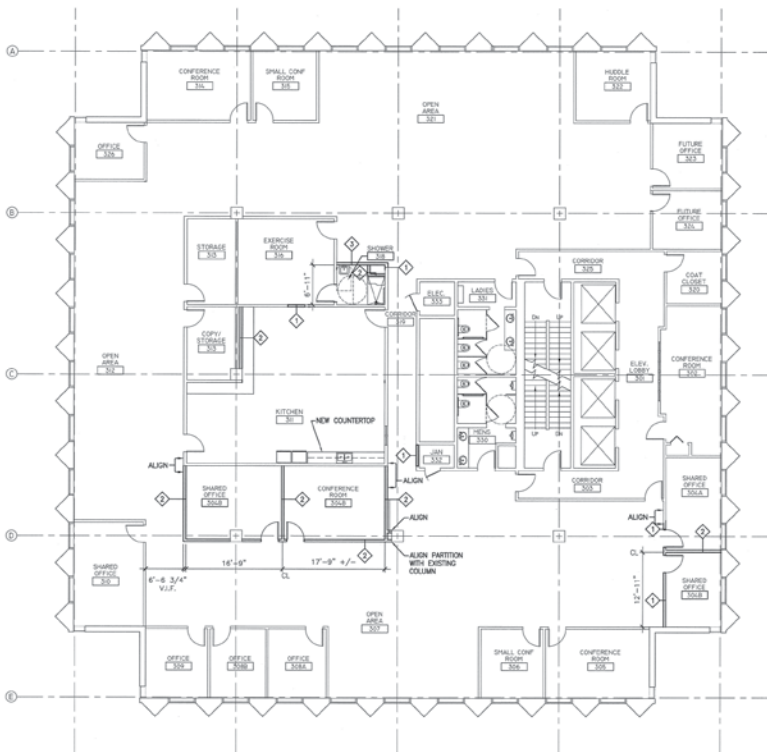
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2ND FLOOR PLAN



3RD FLOOR PLAN



8TH FLOOR PLAN



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CONTACT US



CLAIRE RICHARDSON
ASSOCIATE BROKER
+1 207.880.4607 C
CRICHARDSON@BOULOS.COM

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