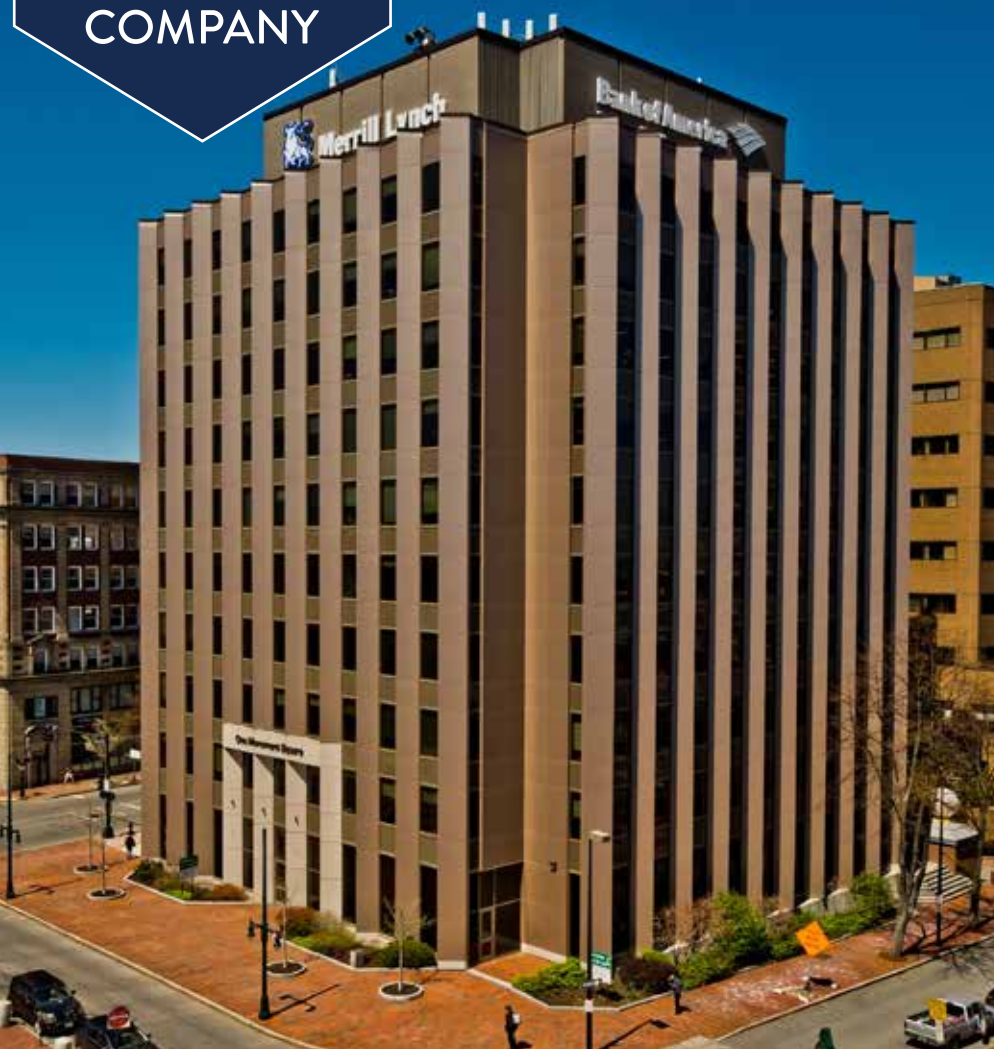




FOR LEASE | CLASS A OFFICE SPACE

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, and a brand new gym.
- 2,965 – 35,105± SF of Class A office space available for lease.

LEASE RATE: \$23.00/SF MG

FOR LEASE | CLASS A OFFICE SPACE

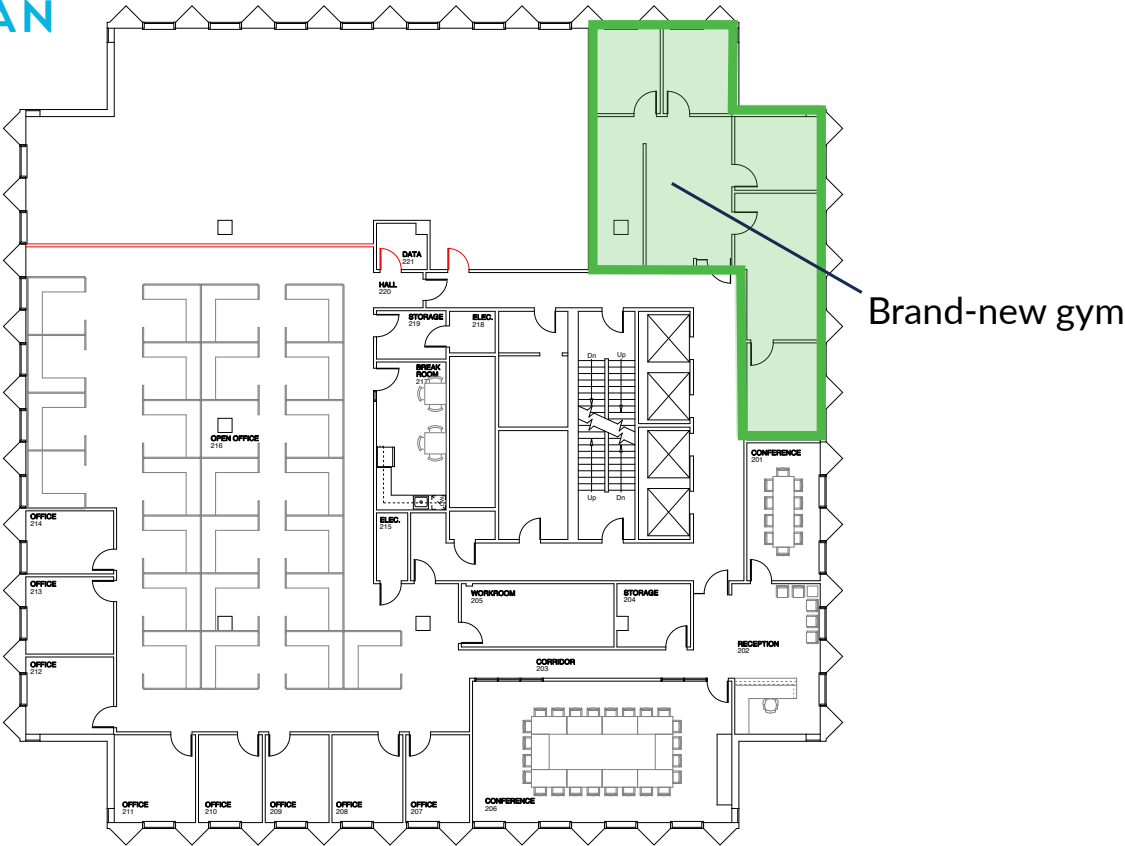
1 MONUMENT SQUARE, PORTLAND, ME 04101



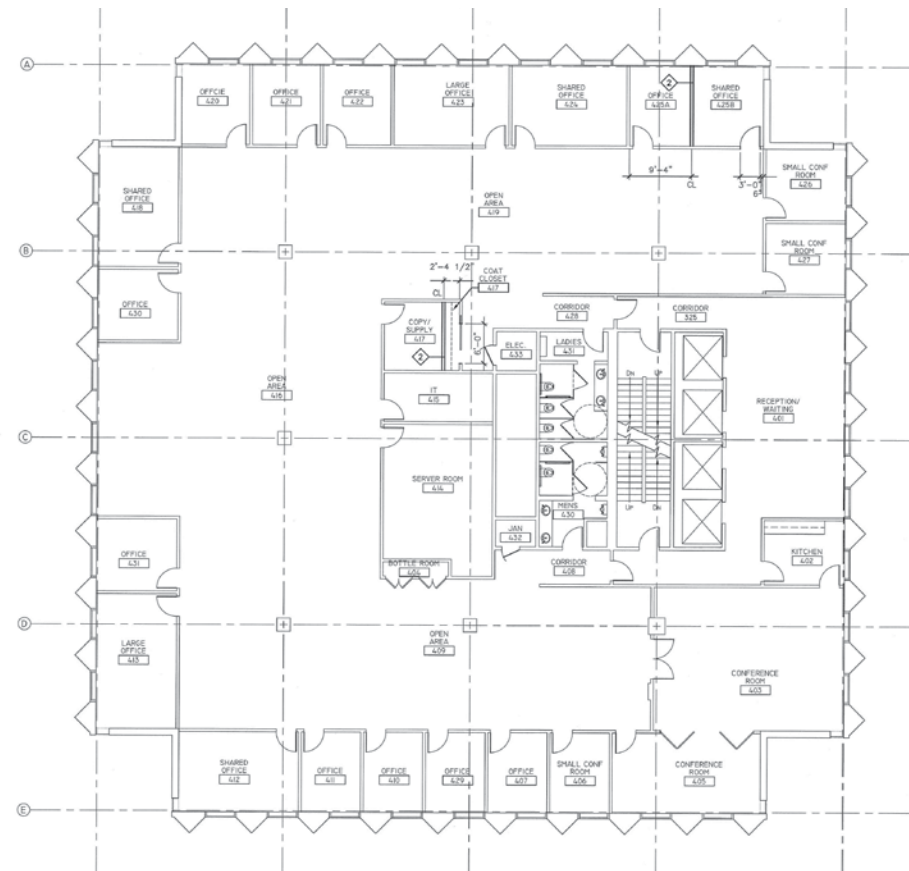
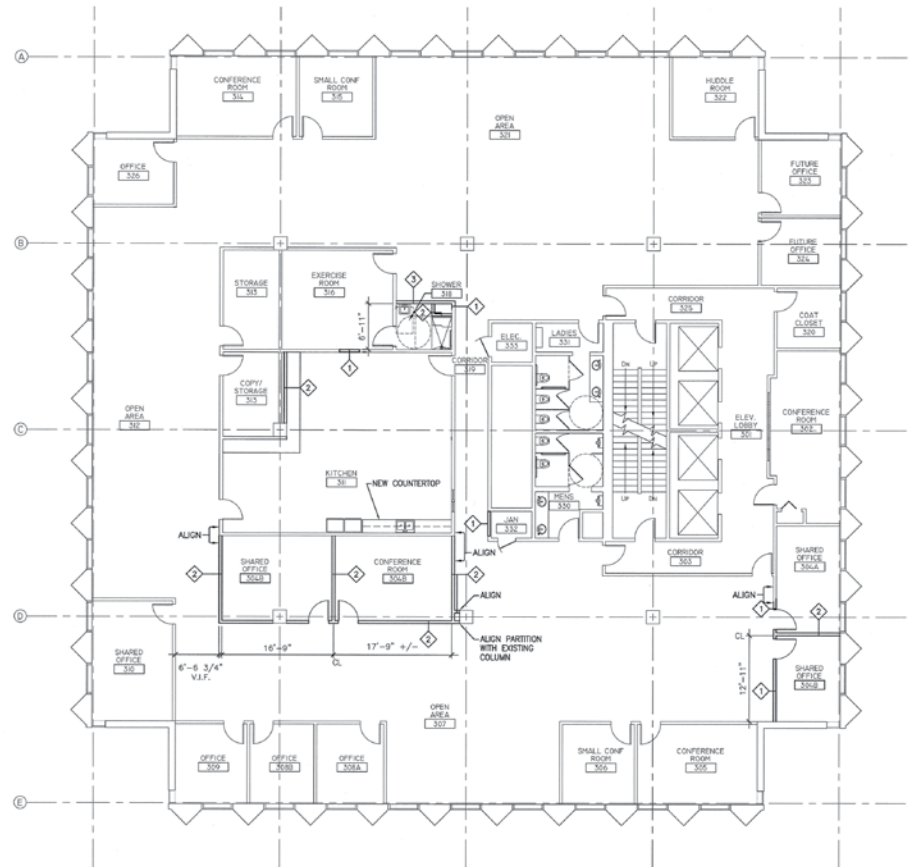
PROPERTY DETAILS

OWNER	Congress Federal Trust	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 4th 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, and brand-new gym
SECURITY	On-site security guard	LEASE RATE	\$23.00/SF MG

2ND FLOOR PLAN



1 MONUMENT SQUARE, PORTLAND, ME 04101



FOR LEASE | CLASS A OFFICE SPACE

1 MONUMENT SQUARE, PORTLAND, ME 04101



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