

FOR SUBLEASE

Office Space

12,670± SF | \$20.00/SF MG



One Monument Square, Portland

Property Highlights

- *Class A Office Space*
- *Excellent Downtown Location*
- *Move-in Condition*
- *24/7 Building Access & Security*
- *First Floor Café*

Property Description

We are pleased to offer 12,670± SF of Class A office space for sublease at one of Portland's premier office towers. One Monument Square is located in the heart of the Portland's Downtown Financial and Business District, adjacent to Monument Square. The abundant amenities of Portland's Old Port, Arts District, and working waterfront are all within walking distance. The available space is on the 8th floor and features a move-in ready suite. The suite was recently renovated and furnished. Sweeping views of the city, Casco Bay, and Monument Square.

Broker Contact

Tom Moulton, CCIM, SIOR | tmoulton@dunhamgroup.com

Katie Breggia | katie@dunhamgroup.com

207.773.7100 | www.dunhamgroup.com





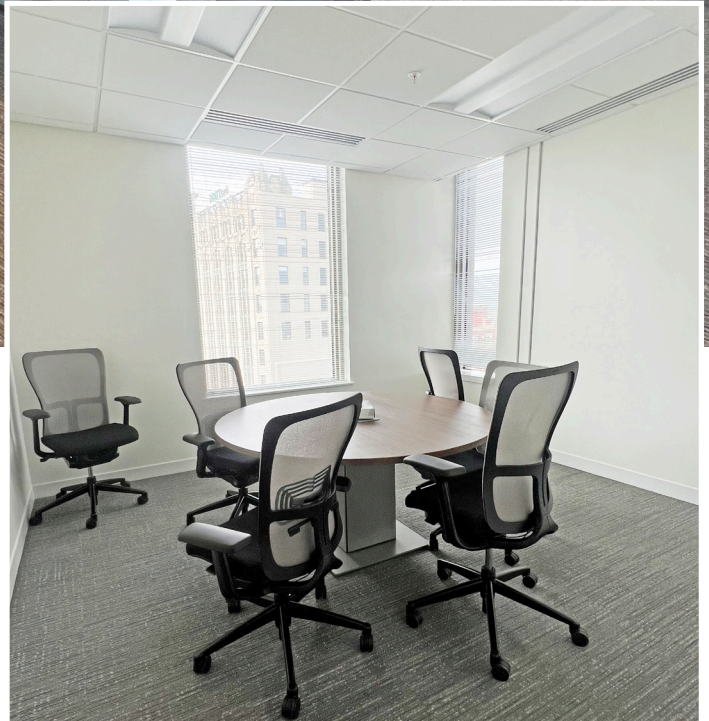
One Monument Square

Property Overview

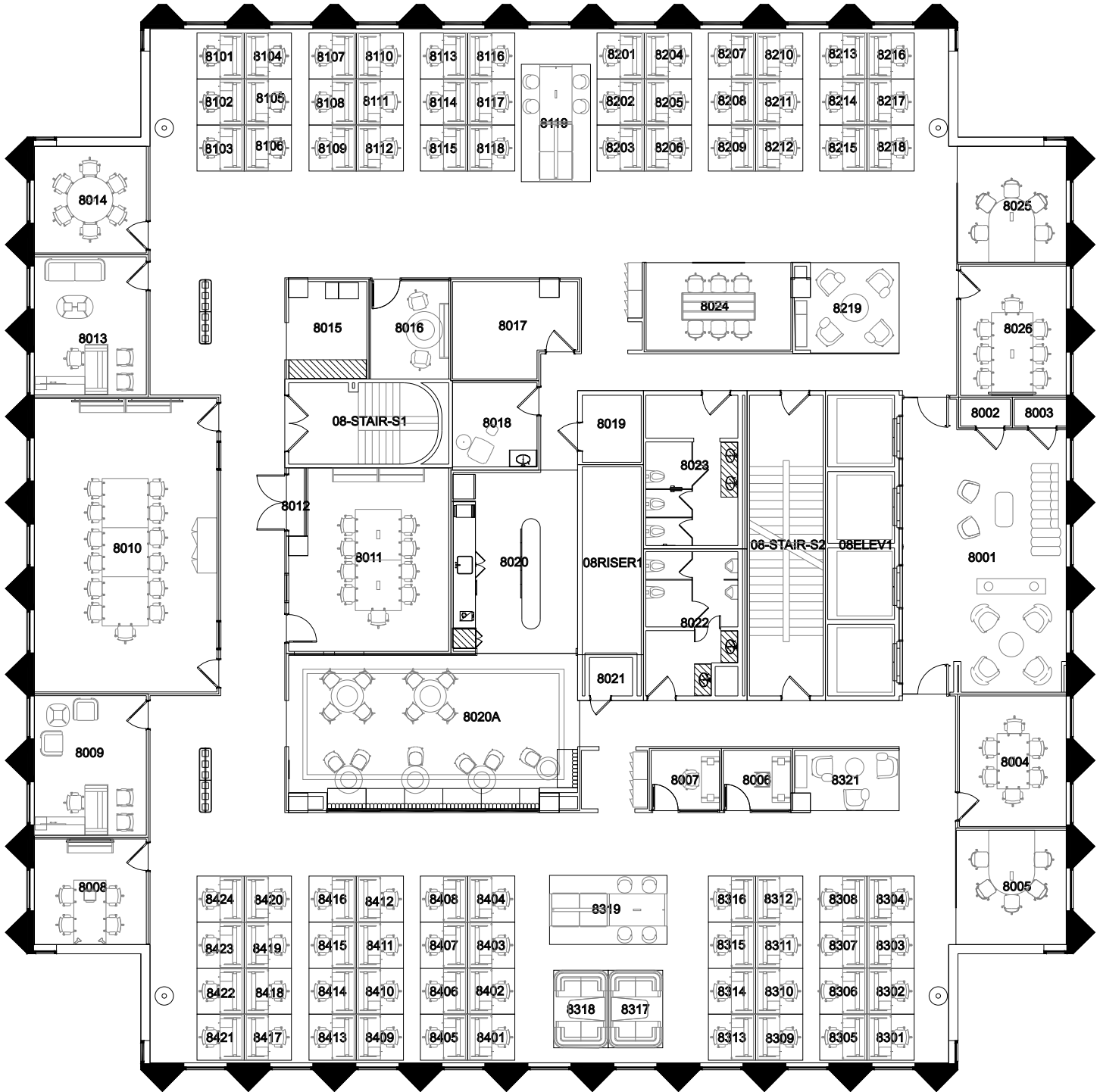
Building Size	124,658± SF
Stories	Ten (10)
Available Space	12,670± SF, 8th floor
Sublease Expiration	September 2026
Year Built	Built in 1970, renovated in 2010
Assessor's Reference	Map 32, Block K, Lot 12
Zoning	B-3
HVAC	Gas-fired, central AC
Elevators	Four (4)
Utilities	Public water/sewer
Bathrooms	Common multi-stall mens and womens
Parking	Available in nearby garages and surface lots
Building Amenities	24/7 building access and building security, pet-friendly, gym, and first floor restaurant/café (Cera).
Area Amenities	Bay Club Fitness, Public Market House, Dunkin, Portland Public Library, Nickelodeon Cinema, several coffee shops, cafés, and boutiques.

FOR LEASE : \$20.00/SF MG

One Monument Square



8th Floor : 12,670 SF



One Monument Square



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.