

FOR SUBLEASE

Office Space

12,671± SF | \$22.00/SF MG

One Monument Square, Portland - 4th Floor

Property Highlights

- *Class A Office Space*
- *Excellent Downtown Location*
- *\$250,000 T.I. Package*
- *24/7 Building Access & Security*
- *First Floor Café & Smoothie Shop*
- *New Gym*

Property Description

We are pleased to offer for sublease a 12,671± SF, full floor, Class-A office suite at one of Portland's most prestigious buildings, One Monument Square. This building 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 4th floor available space is currently leased to Dechra, who fully renovated the floor in 2014. The space features open work areas, private offices, abundant natural light, a breakroom/kitchen area, conference rooms, dedicated men's and women's restrooms and direct elevator access. We are also offering a \$250k T.I. package, see broker for details.

Broker Contact

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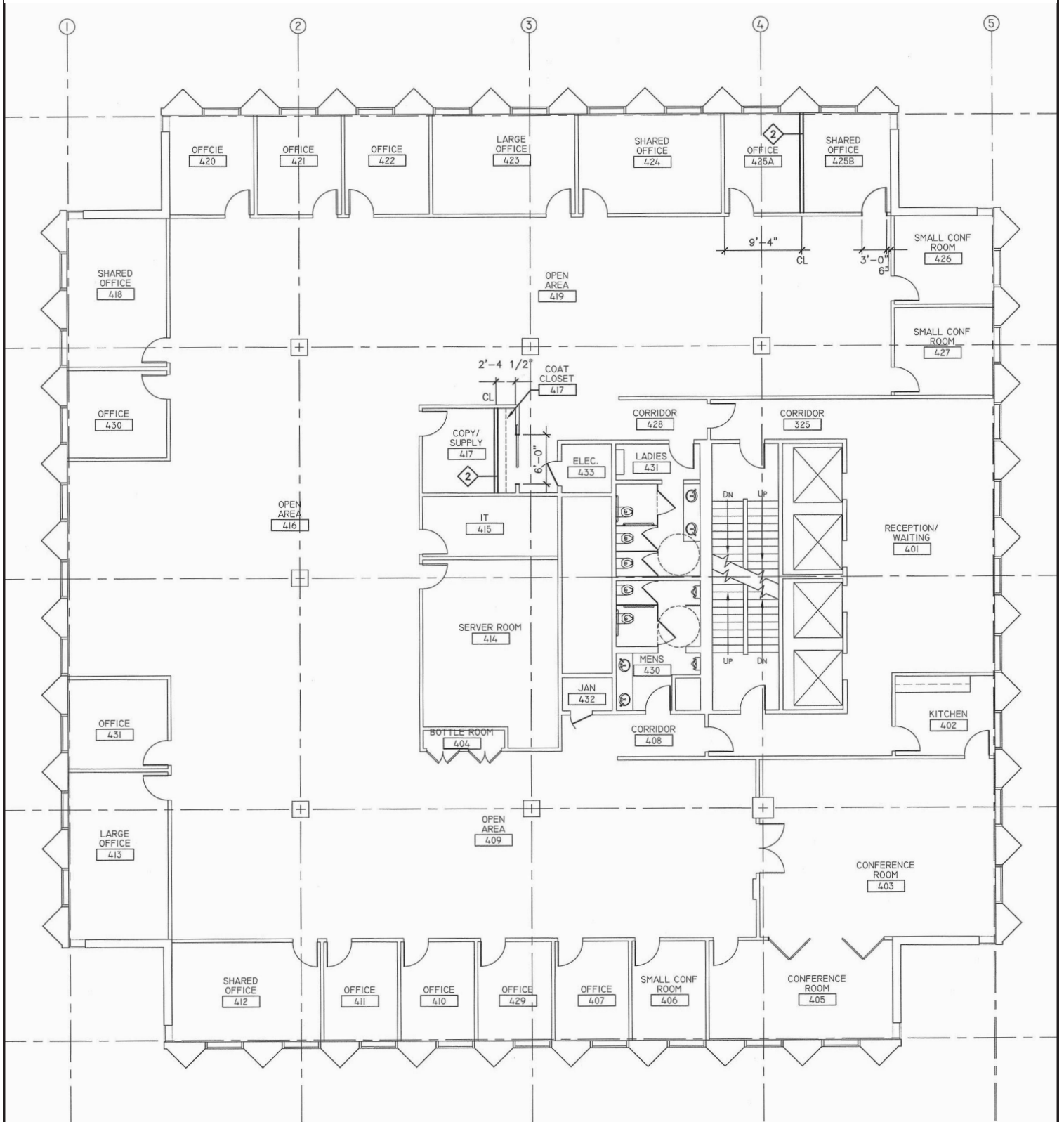
One Monument Square

Property Overview

Sub-Landlord	Dechra Veterinary Products, LLC
Master-Landlord	Finard
Building Size	124,658± SF
Stories	Ten (10)
Space Available	12,671± SF, 4th floor
Building Age	Built in 1970, renovated 2010
Assessor's Reference	Map 32, Block K, Lot 12
Zoning	B-3 (Business District)
HVAC	Central air throughout
Elevators	Four (4)
Utilities	Public water/sewer; gas-fired steam boiler, four (4) 80-ton Trane Chillers
Bathrooms	ADA-compliant, multi-stall men's & women's within the suite
Parking	Available in nearby garages and surface lots
Amenities	New building gym, fiber-optic T cabling, common building loading dock, on-site property management and security, and 24/7 key card access
Tenant Improvement Allowance	Up to \$250,000. See broker for details.
Furniture	Available, see broker for details
Sublease Expiration	January 31, 2030

FOR LEASE : \$22.00/SF MG
 Includes heat. Tenant pays electricity costs for lights, plugs and AC.

4th Floor : 12,671 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.