

# FOR SUBLEASE

## Office Space

8,128± SF | \$21.00/SF MG



## One Monument Square, Portland

### Property Highlights

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

### Property Description

We are pleased to offer 8,128± 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 currently leased to Brown & Brown Insurance, and the lease expires 2/28/2026. The available space is on the 2nd floor and features nine private offices, open work area, large and small conference rooms, kitchenette, supply room, and lobby/reception area.

#### Broker Contact

Jim Harnden | [jim@dunhamgroup.com](mailto:jim@dunhamgroup.com)  
Sam LeGeyt | [sam@dunhamgroup.com](mailto:sam@dunhamgroup.com)  
207.773.7100 | [www.dunhamgroup.com](http://www.dunhamgroup.com)







# One Monument Square

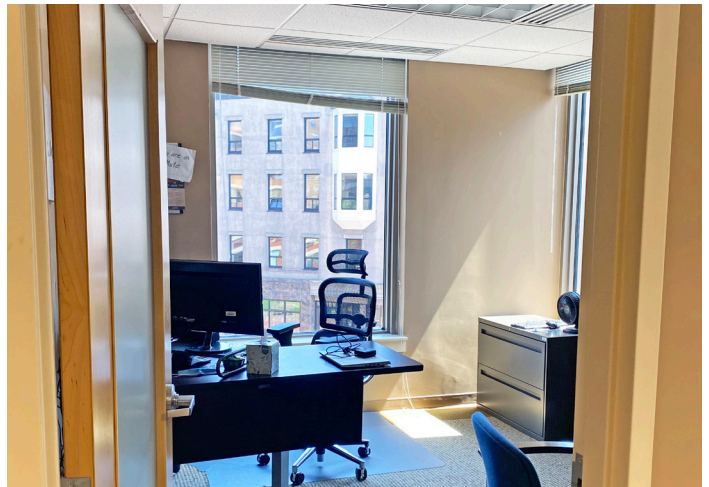
## Property Overview

Sub-Landlord	Brown & Brown
Building Size	124,658± SF
Stories	Ten (10)
Available Space	8,128± SF, 2nd floor
Sublease Expiration	2/28/2026
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.

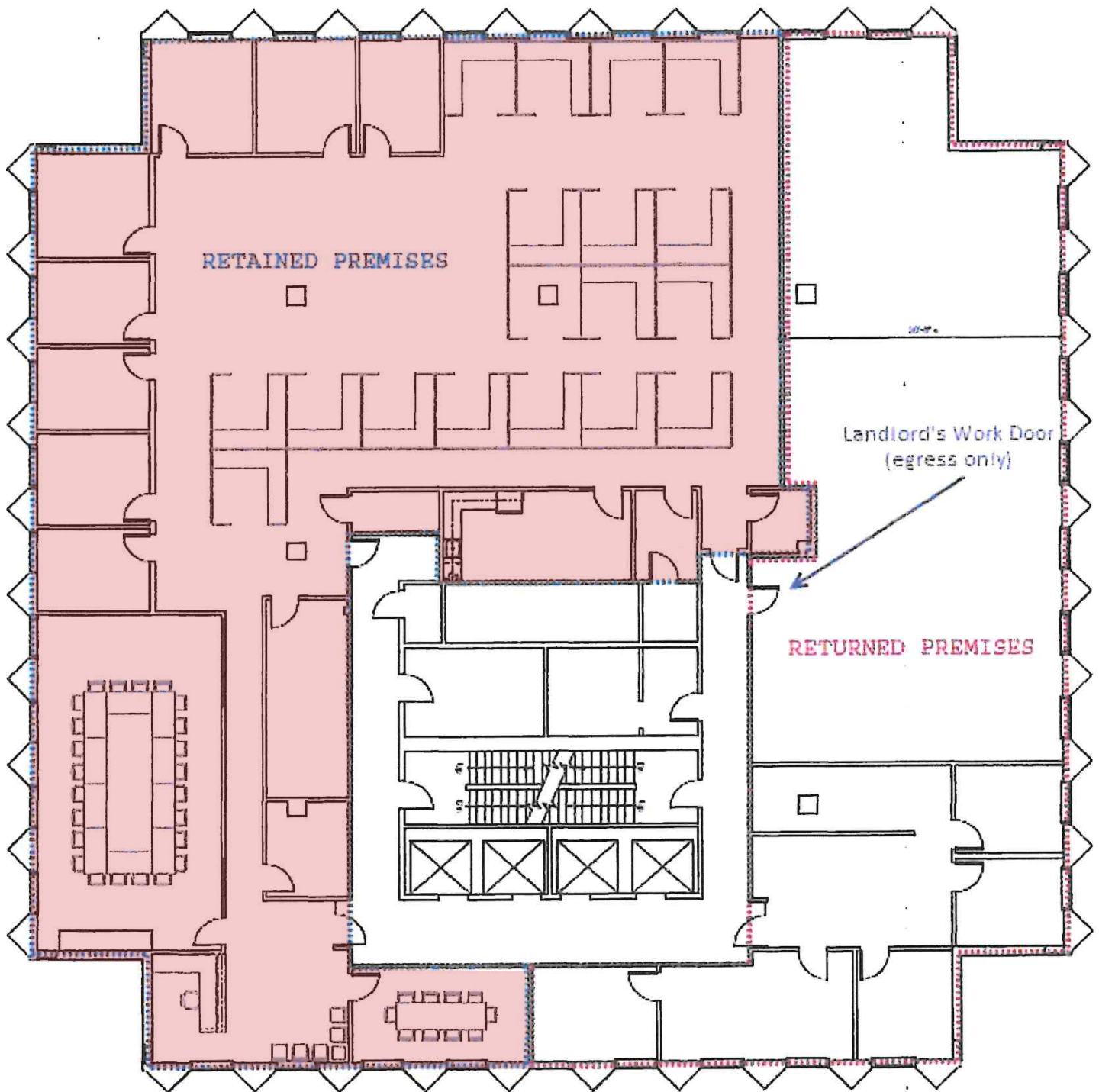
**FOR LEASE : \$21.00/SF MG**



# One Monument Square







Second Floor : 8,128 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.