

FOR LEASE

Office Space

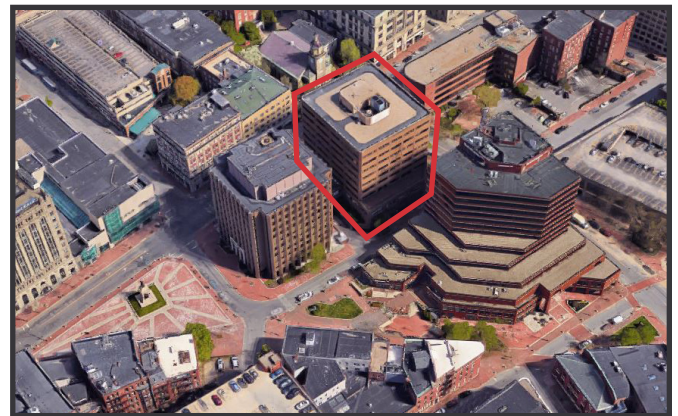
1,087 - 3,800± SF



2 Monument Square, Portland

Property Highlights

- *Multiple Class A office suites*
- *Build-to-suit*
- *Major renovations in 2020 & 2021 included upgraded facade, front and rear entrances, lobby, community meeting room, and new outdoor patio off the main lobby*



Property Description

We are pleased to offer multiple Class A office suites at one of downtown Portland's premier office towers. Two Monument Square is located in the heart of Portland's financial district. Tenants include Nelson Rarities, Mercer, US Army, US Coast Guard, Willis Towers Watson, Ogletree and Pertrucelli, Martin & Hadow, and Pearce & Dow.



Broker Contact

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Property Overview

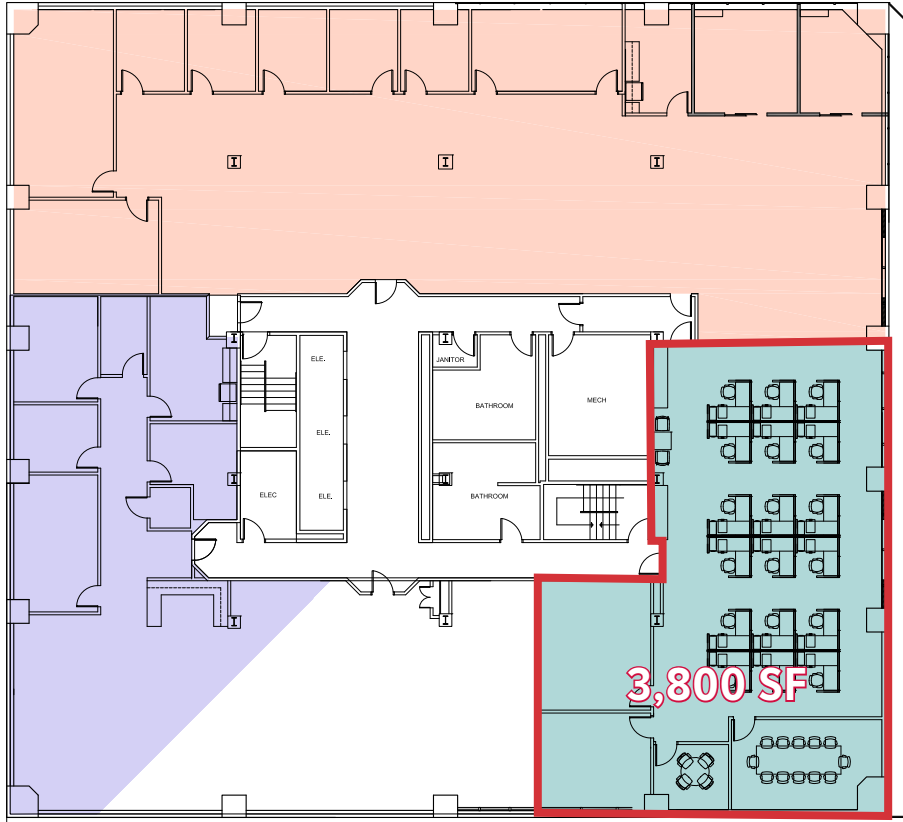
Building Size	122,000± SF	
Lot Size	0.619± acres	
Number of Stories	Nine (9)	
Available Space	3rd Floor	3,800± SF
	4th Floor	3,445± SF
	5th Floor	1,087± SF
	7th Floor	2,964± SF
Construction	Concrete, brick, and stone	
Restrooms	Two (2) common bathrooms per floor with recent renovations	
Sprinklers	Full coverage wet system	
HVAC	Modernized HVAC system	
Elevators	Three (3) passenger elevators, new in 2020	
Parking	Limited available on-site and in area garages	
Miscellaneous	<ul style="list-style-type: none">• Excellent downtown Portland location• Abundance of natural light• Heated granite exterior plaza• First Class finishes throughout• 7th Floor community room available to all tenants, newly rebuilt and overlooks East End and Casco Bay• 24-hour, on-site security	

FOR LEASE : \$22.00/SF MG

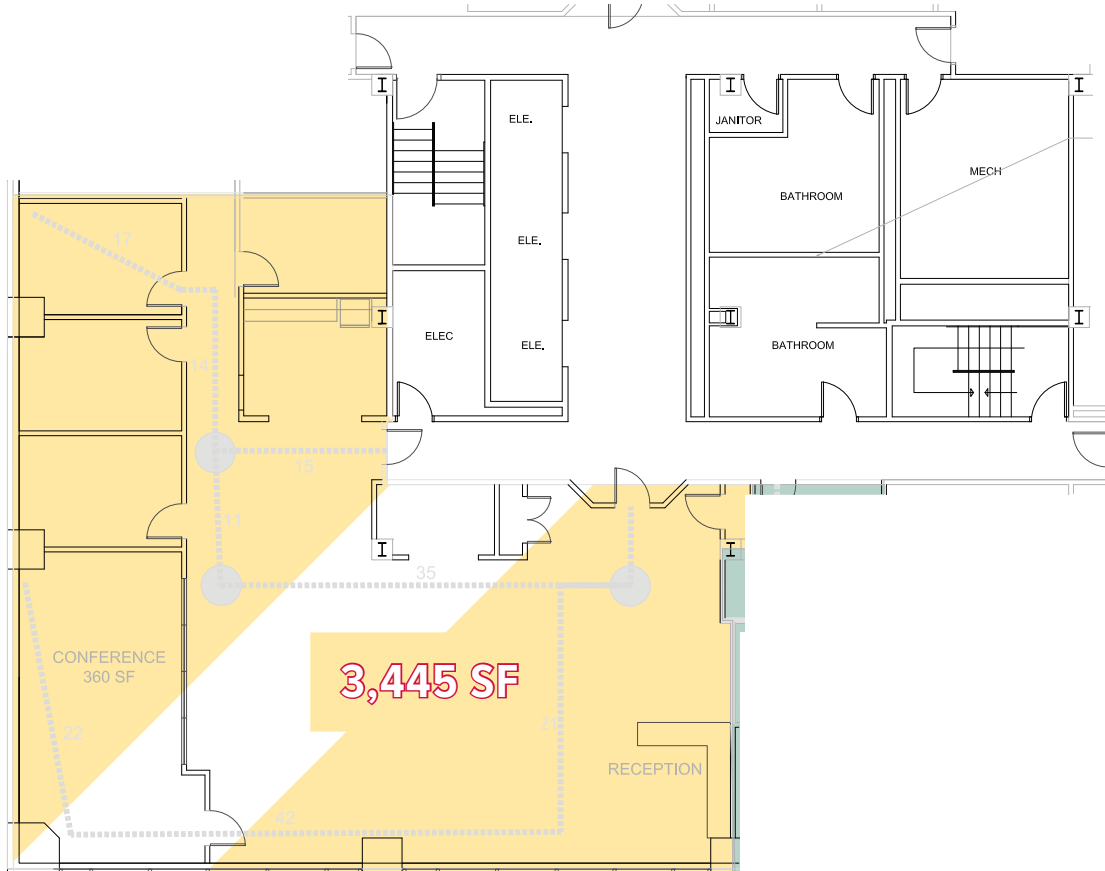
2 Monument Square



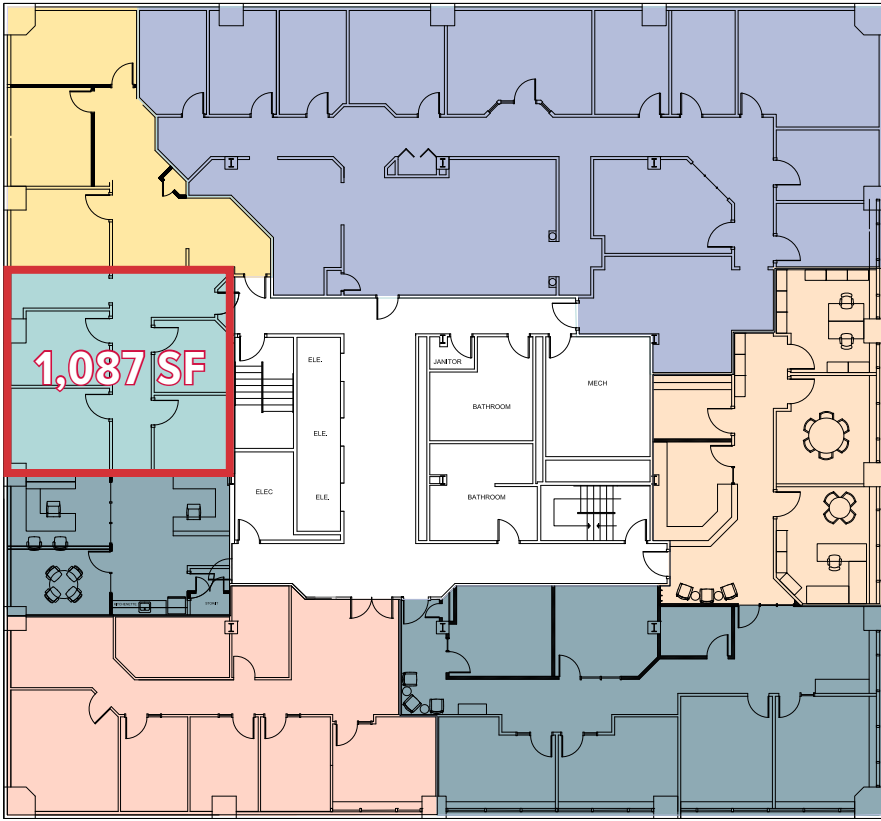
3rd Floor



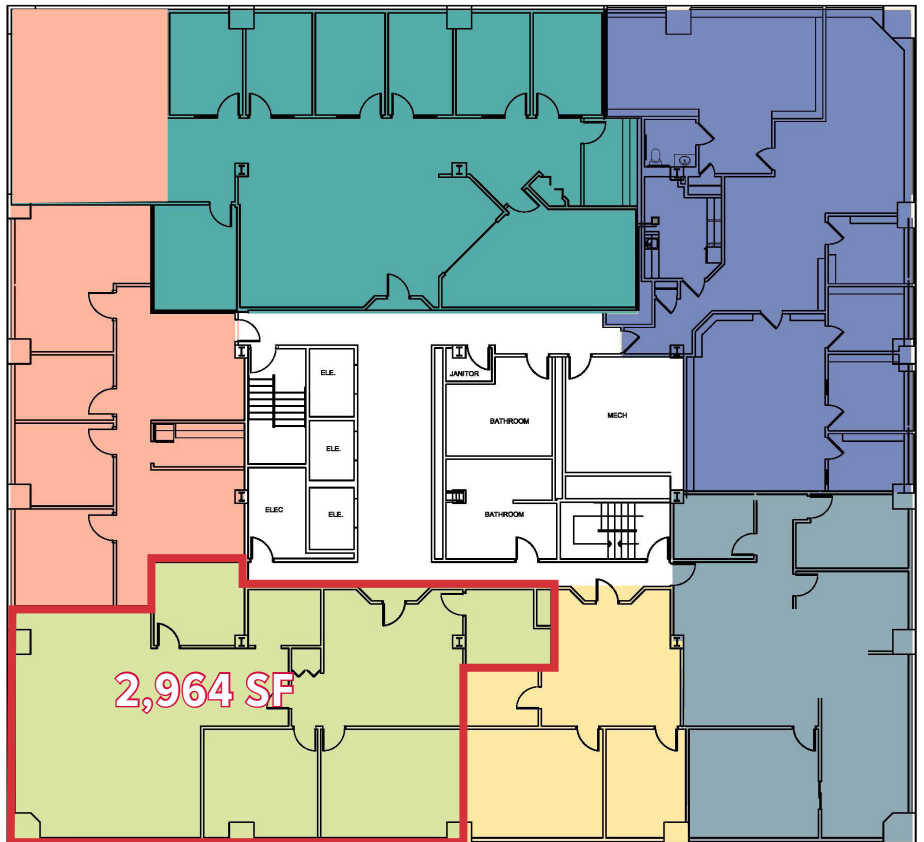
4th Floor



5th Floor



7th Floor



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.