

# FOR LEASE

Office Space

739 - 12,616± SF



## 2 Monument Square, Portland

### Property Highlights

- *Multiple Class A office suites*
- *Build-to-suit*
- *Major renovations in 2020 & 2021 include upgraded facade, front and rear entrances, new elevators, parking garage updates, 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 The Dunham Group, Mercer, US Army, US Coast Guard, Willis Towers Watson, Ogletree and Pertrucelli, Martin & Hadow, Pearce & Dow, among others.



### Broker Contact

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## Property Overview

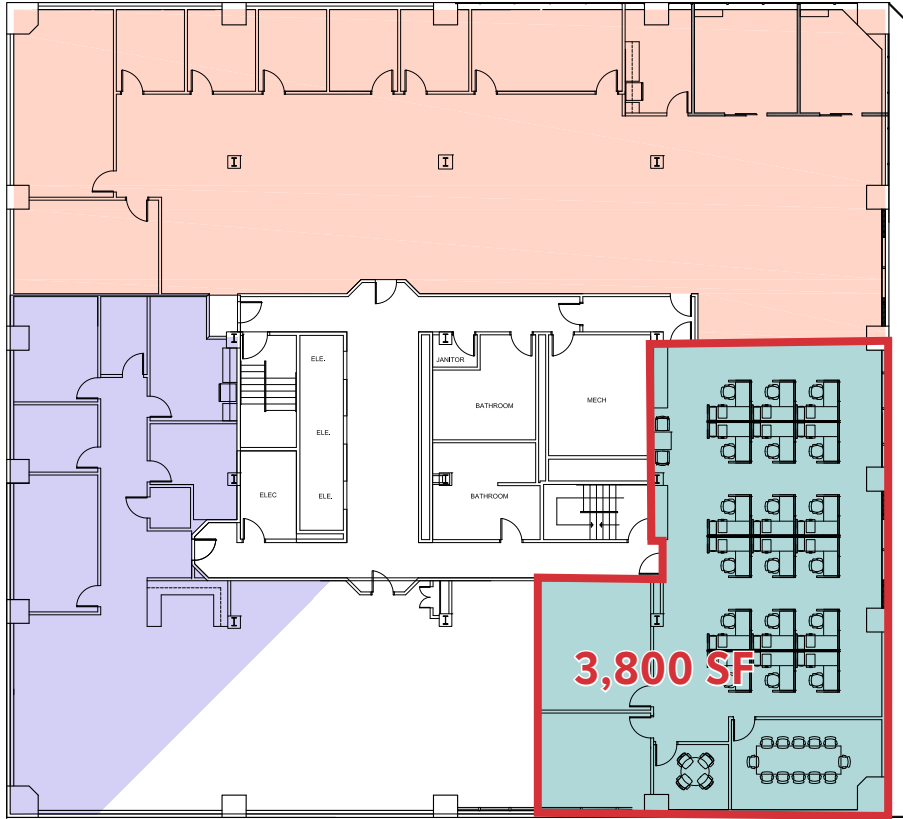
Building Size	122,000± SF	
Lot Size	0.619± acres	
Number of Stories	Nine (9)	
Available Space	3rd Floor	3,800± SF
	4th Floor	3,445± SF
		9,171± SF
		12,616± SF
	5th Floor	1,087± SF
	6th Floor	739± SF
	7th Floor	2,964± SF
	(*4th Floor suites are adjacent and can be combined & subdivided)	
Construction	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"> <li>• Excellent downtown Portland location</li> <li>• Abundance of natural light</li> <li>• Heated granite exterior plaza</li> <li>• First Class finishes throughout</li> <li>• 7th Floor community room available to all tenants, newly rebuilt and overlooks East End and Casco Bay</li> <li>• 24-hour, on-site security</li> </ul>	

**FOR LEASE : \$22.00/SF MG**

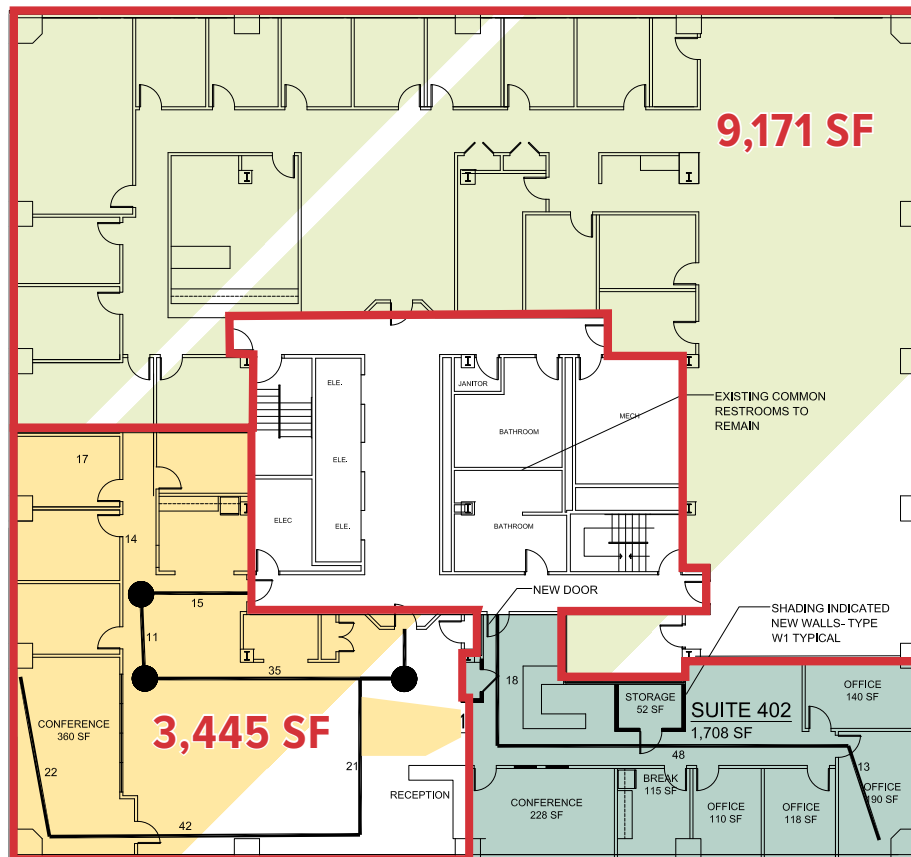
# 2 Monument Square



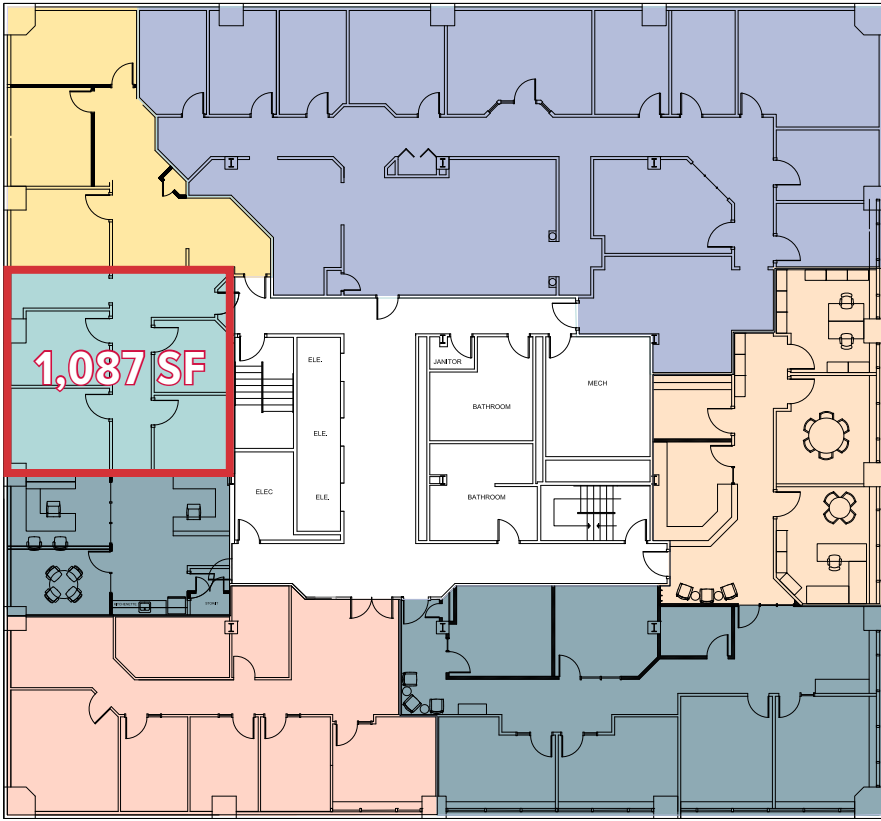
## 3rd Floor



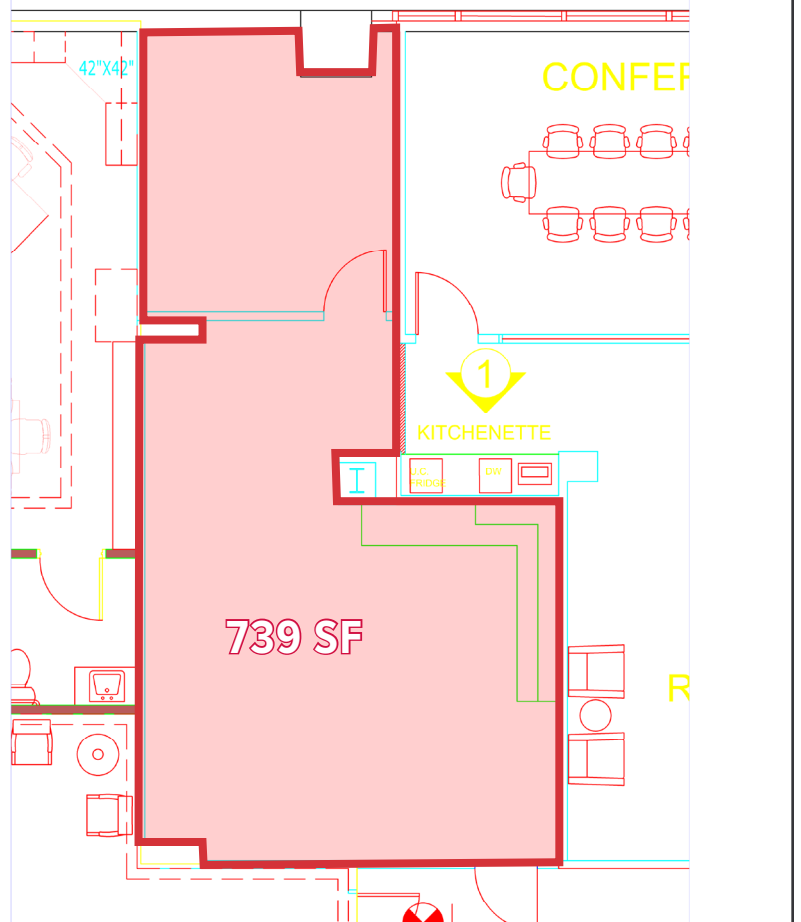
## 4th Floor



## 5th Floor



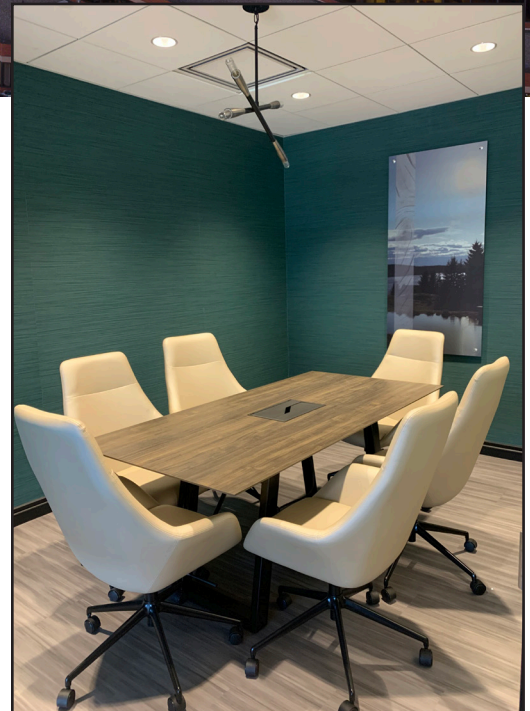
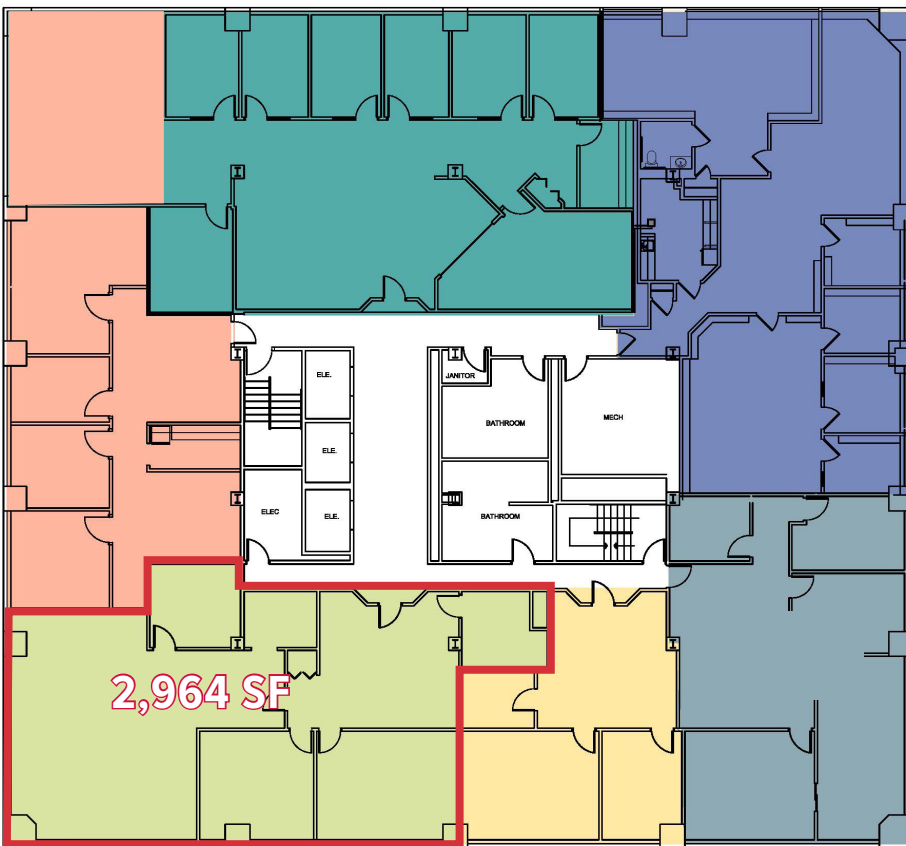
## 6th Floor



# 2 Monument Square



## 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.