

For Lease Office Space

1,668± - 3,339± SF

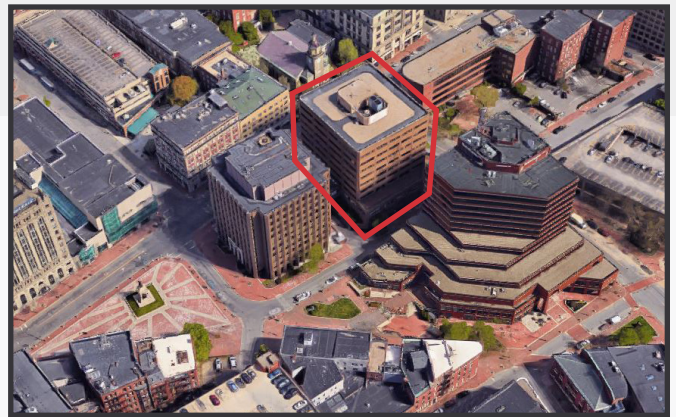


2 Monument Square

Portland, Maine

Property Highlights

- 7th and 8th floor Class A office suites
- Major renovations in progress including upgraded facade, front and rear entrances, lobby, elevators and a new patio



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, Health Dialog, Mercer, US Army, US Coast Guard, Willis Towers Watson, Ogletree and Petrucelli, Martin & Haddow. Built-to-suite options available.

Broker Contact

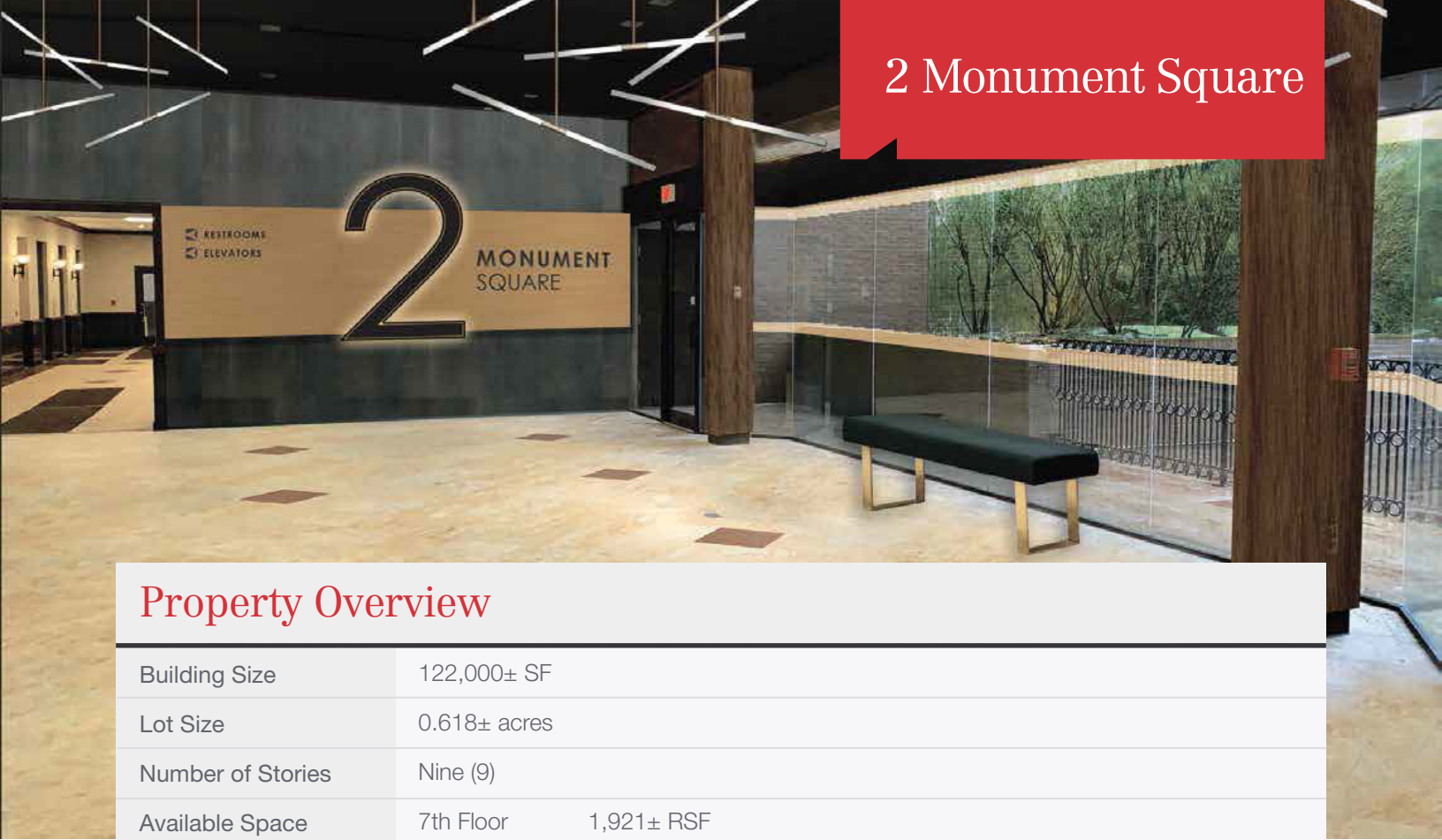
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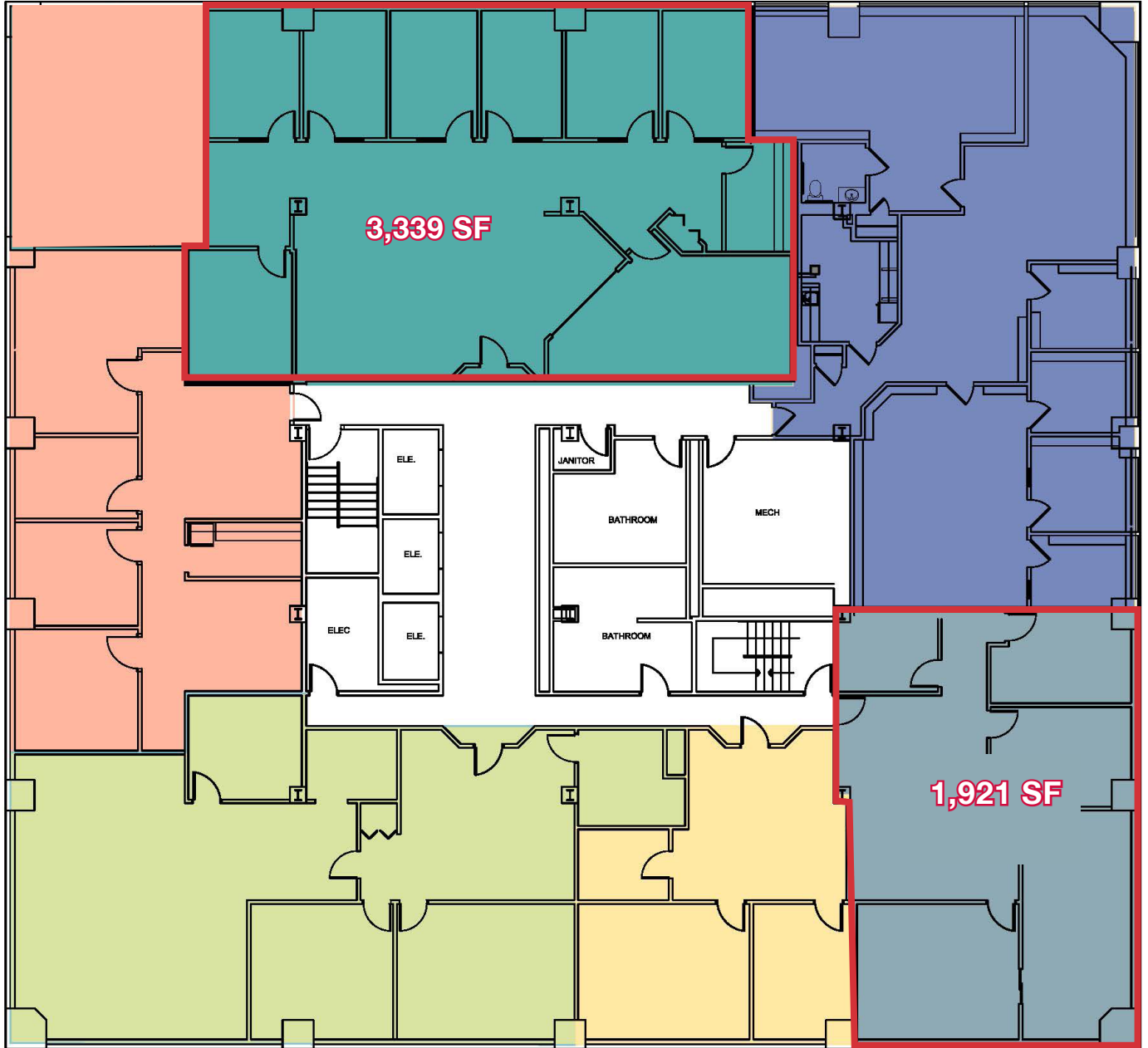


Property Overview

Building Size	122,000± SF	
Lot Size	0.618± acres	
Number of Stories	Nine (9)	
Available Space	7th Floor	1,921± RSF
	7th Floor	3,339± RSF
	8th Floor	1,668± RSF
Construction	Concrete, brick and stone	
Restrooms	Two (2) common bathrooms per floor with recent renovations	
Sprinklers	Full coverage wet system	
HVAC	State-of-the-art HVAC system	
Elevators	Three (3) passenger elevators	
Parking	Limited available on-site and in area garages	
Miscellaneous	<ul style="list-style-type: none">• Major renovations in progress including upgraded facade, front and rear entrances, lobby, elevators and a new patio• 6th Floor conference/community room available to all tenants• First Class finishes throughout• Heated granite exterior plaza• Abundance of natural light• Excellent downtown Portland location	

FOR LEASE : \$21.50/SF MG

7th Floor



8th Floor

