

For Lease  
Office Space  
1,577± - 5,495± SF



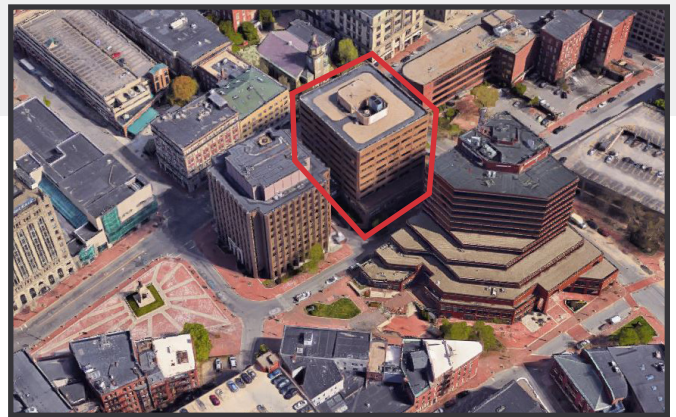
Rendering

## 2 Monument Square

Portland, Maine

### Property Highlights

- Multiple Class A office suites
- Build-to-suit
- Major renovations in progress including upgraded facade, front and rear entrances, lobby 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, Mercer, US Army, US Coast Guard, Willis Towers Watson, Ogletree and Petrucelli, Martin & Haddow.

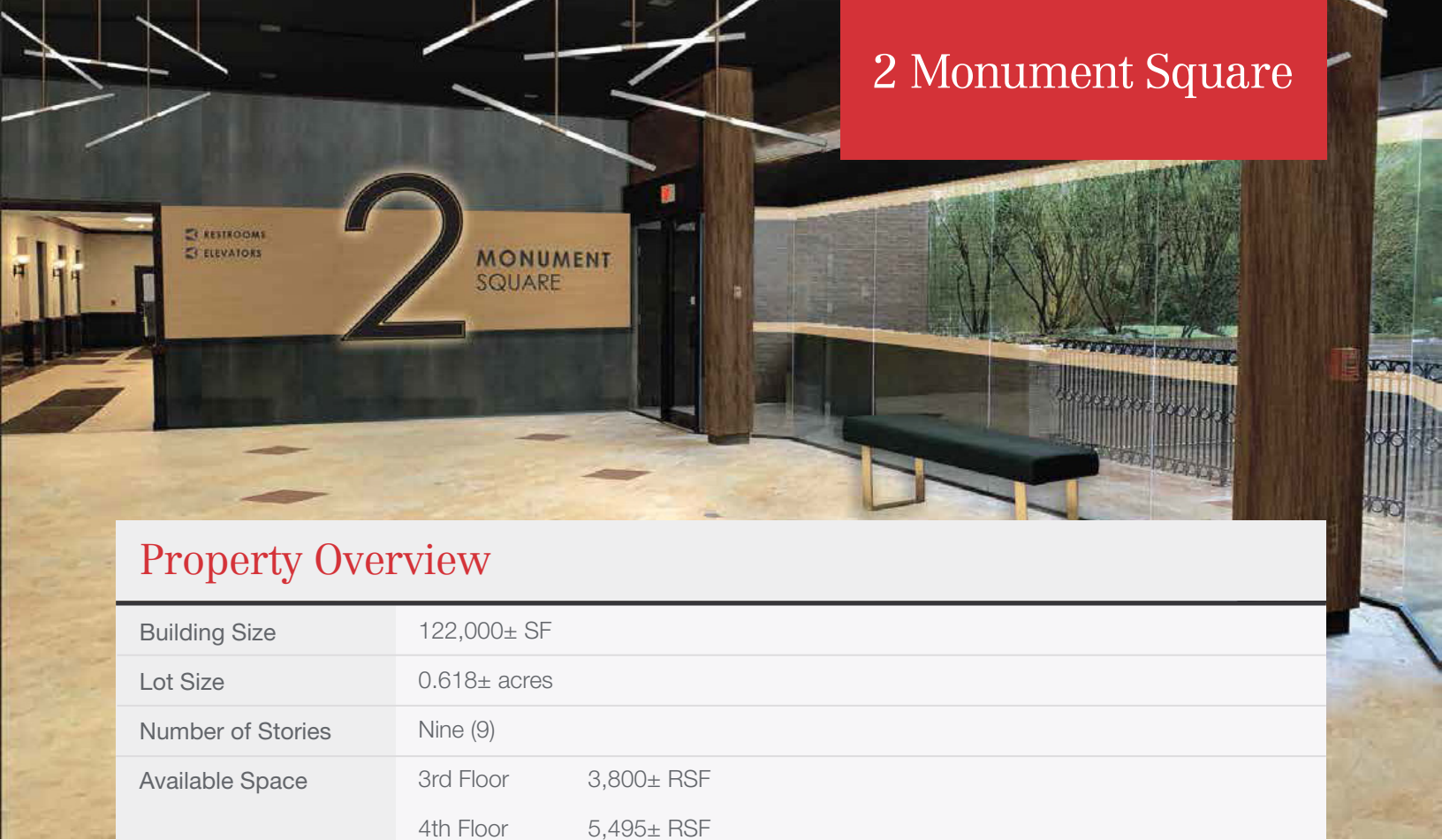
#### Broker Contact

Tom Moulton, CCIM, SIOR  
Katie Allen, Esq.  
tmoulton@dunhamgroup.com  
katie@dunhamgroup.com



10 Dana Street, Suite 400  
Portland, ME 04101  
207.773.7100  
[dunhamgroup.com](http://dunhamgroup.com)

# 2 Monument Square

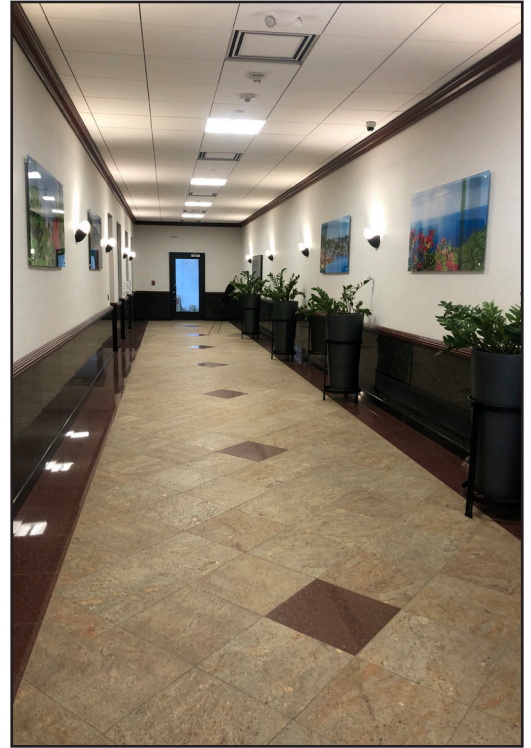
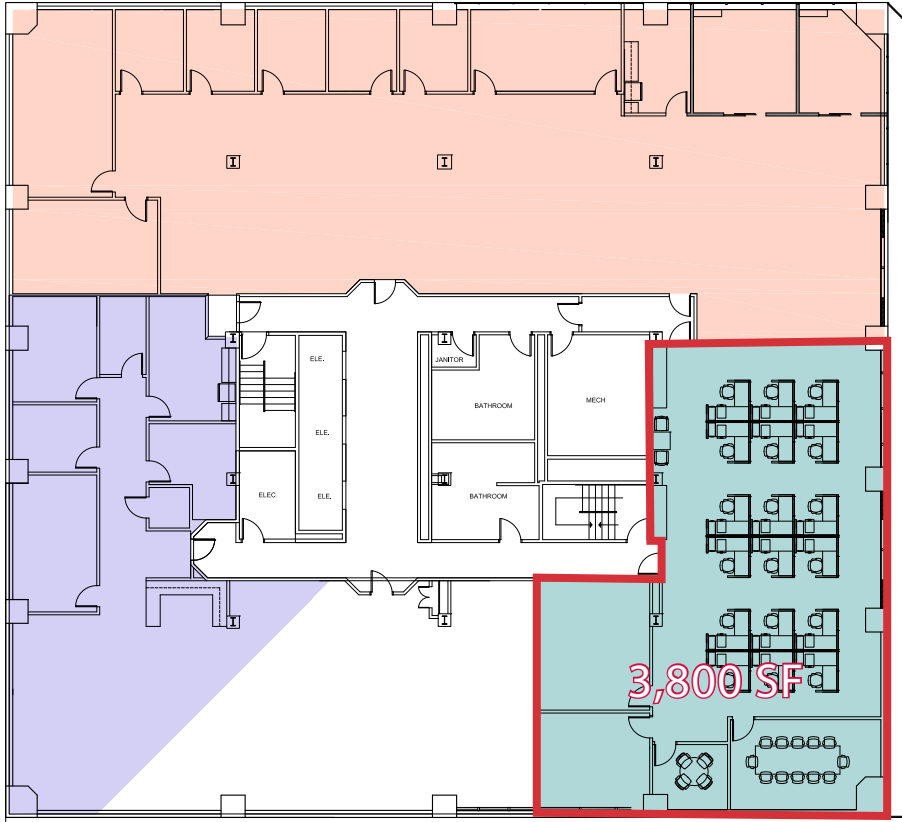


## Property Overview

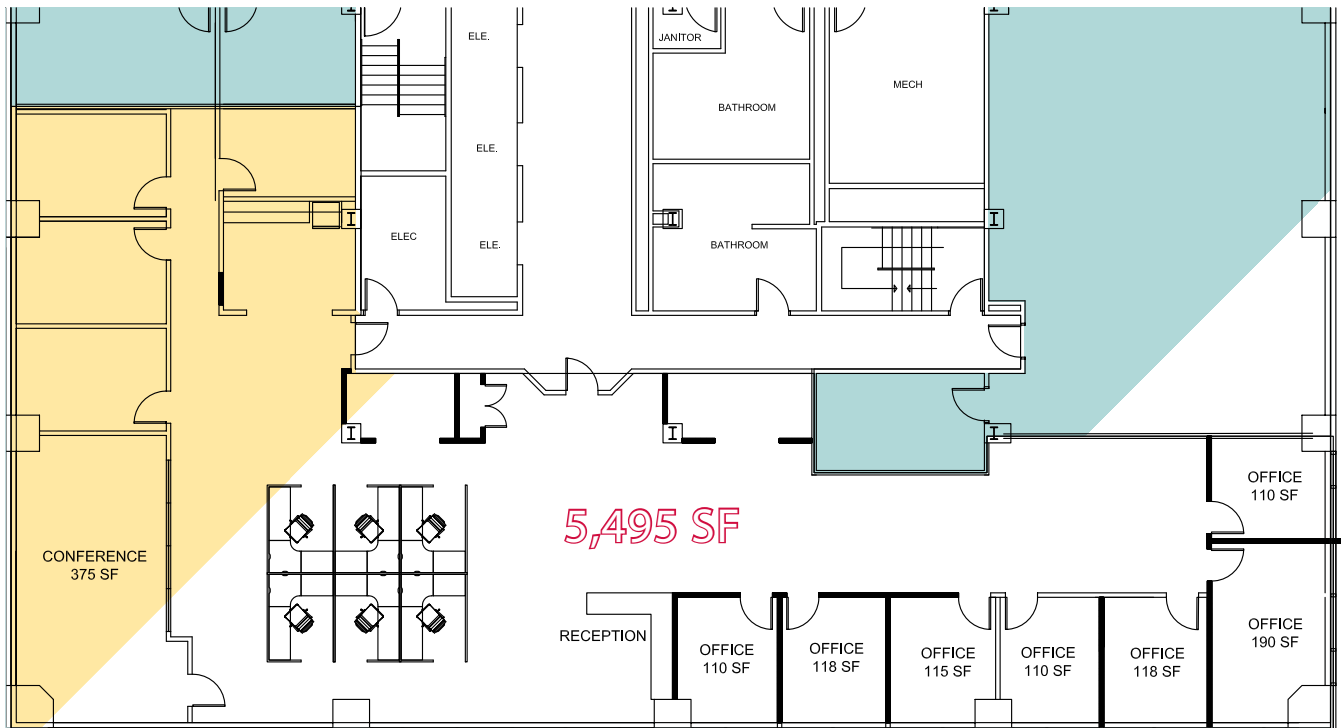
Building Size	122,000± SF	
Lot Size	0.618± acres	
Number of Stories	Nine (9)	
Available Space	3rd Floor	3,800± RSF
	4th Floor	5,495± RSF
	5th Floor	1,577± RSF
	7th Floor	1,921± RSF
Construction	Concrete, brick and stone	
Restrooms	Two (2) common bathrooms per floor with recent renovations	
Sprinklers	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>• Major renovations in progress including upgraded facade, front and rear entrances, lobby, elevators and a new patio</li><li>• 7th Floor community room available to all tenants, newly rebuilt and overlooks East End and Casco Bay</li><li>• First Class finishes throughout</li><li>• Heated granite exterior plaza</li><li>• Abundance of natural light</li><li>• Excellent downtown Portland location</li></ul>	

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

3rd Floor

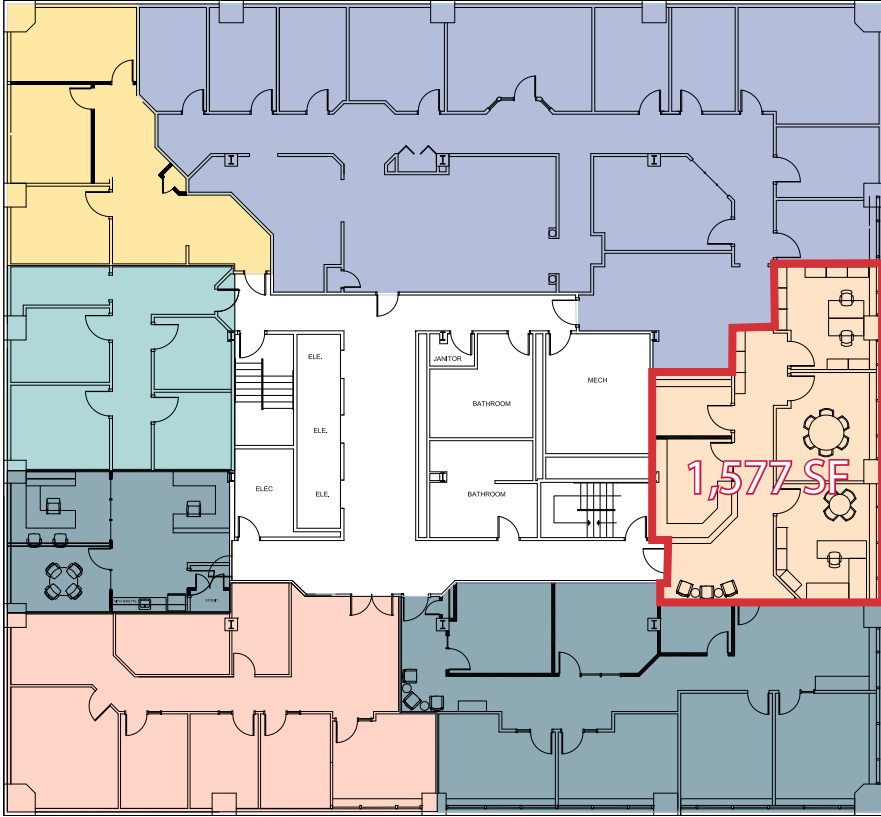


4th Floor



# 2 Monument Square

## 5th Floor



## 7th Floor

