

FOR LEASE

Office Space

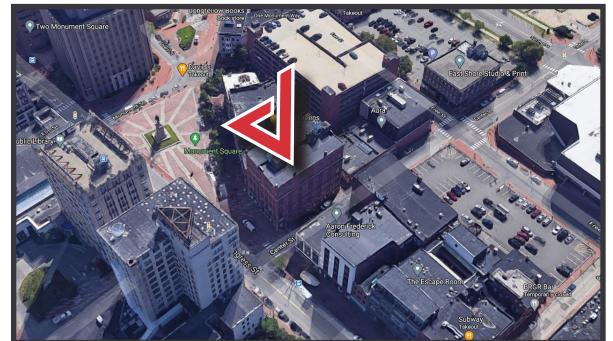
1,323 - 5,985± SF | \$18.00/SF MG



50 Monument Square, Portland

Property Highlights

- *High Ceilings & Great Natural Light*
- *Excellent Financial District Location*
- *Multiple Suite Sizes Available*
- *6th Floor Features Waterviews*



Property Description

We are pleased to offer the second and sixth floors for lease at 50 Monument Square in Portland. The second floor consists of 5,760± SF of office space which can be subdivided down to 1,323± SF. The sixth floor consists of 5,985± SF and is offered as the entire floor, featuring waterviews. This historical building is located in the heart of Portland's Financial District and within walking distance of everything Downtown has to offer. The building features a newly renovated lobby and the suites offer a flexible layout of both open space and private offices.

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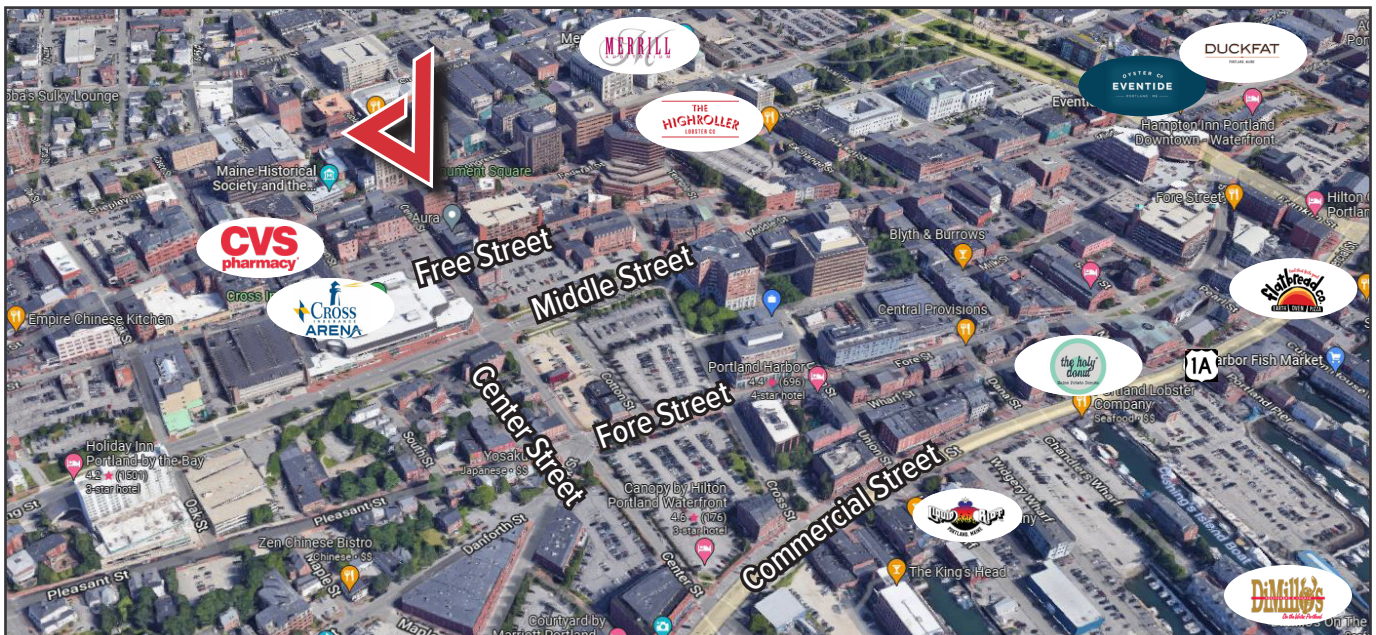
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Property Overview

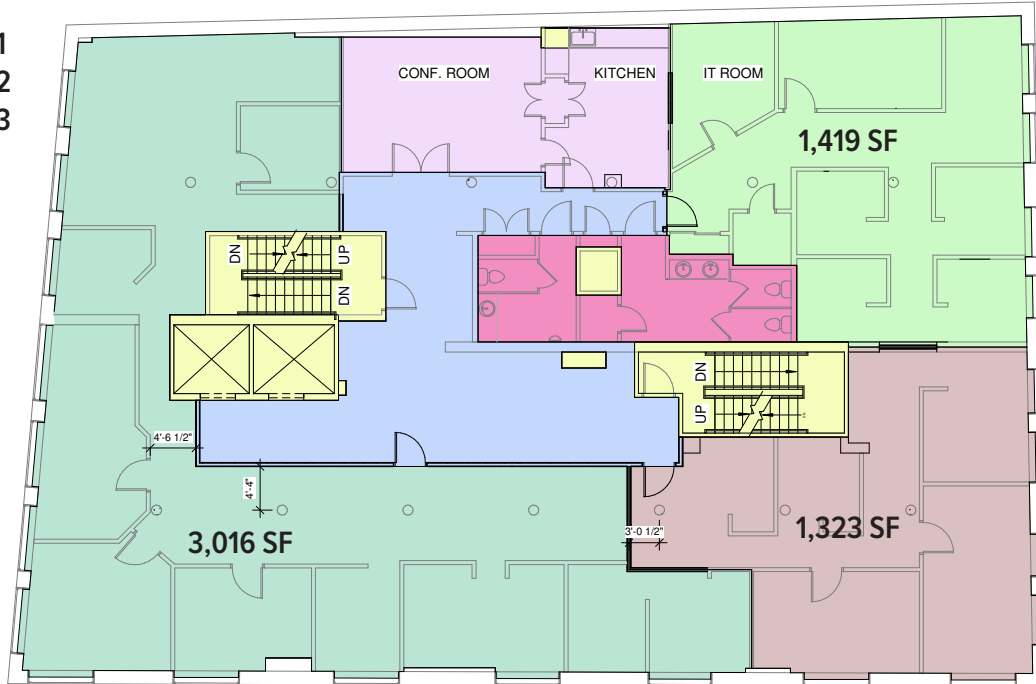
Available Space	<u>Second Floor :</u>	Suite 1	3,016± SF
		Suite 2	1,323± SF
		<u>Suite 3</u>	<u>1,419± SF</u>
		Total	5,760± SF
		<u>Sixth Floor :</u>	5,985± SF
Flooring	Carpet and tile		
Lighting	Parabolic & LED fixtures		
Elevator	Two (2) passenger elevators		
Fire System	Central fire alarm system		
Sprinkler System	Full coverage wet system		
Storage	Storage in the basement available		
Electric	Tenant’s responsibility (2 nd floor : pro rata share - 6 th Floor: Tenant pays)		
HVAC	Natural gas, forced hot air distribution. Heat pumps and air handlers, new in 2020 (2 nd floor : pro rata share - 6 th Floor: Tenant pays)		
Parking	Available at the One City Center, Public Market, and Free Street garages		
Miscellaneous	- Secure access to building lobby and individual floors - Second floor offers shared conference room and kitchen		

FOR LEASE : \$18.00/SF Modified Gross
CAMS: 2nd Floor pays pro rata share & 6th Floor pays CAMS & utilities

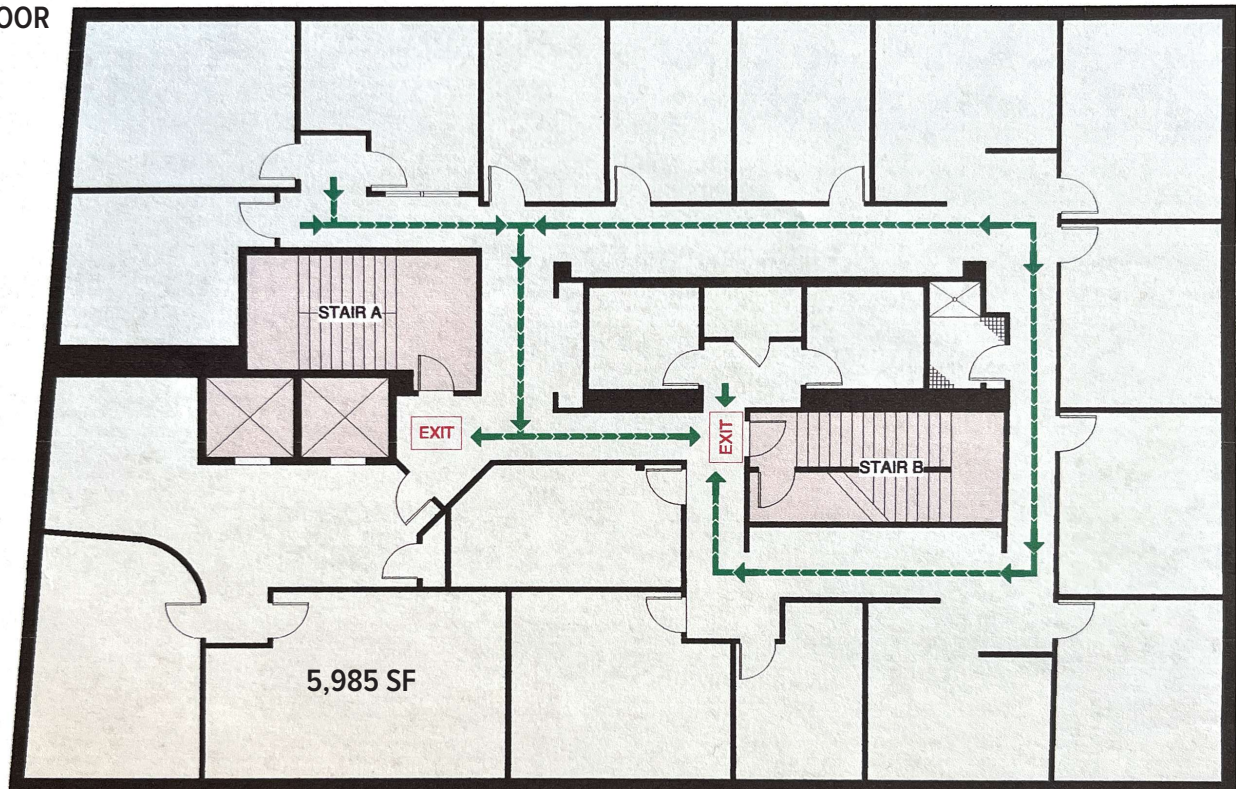


2nd FLOOR

- SUITE 1
- SUITE 2
- SUITE 3



6th 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.