

FOR LEASE

Office Space

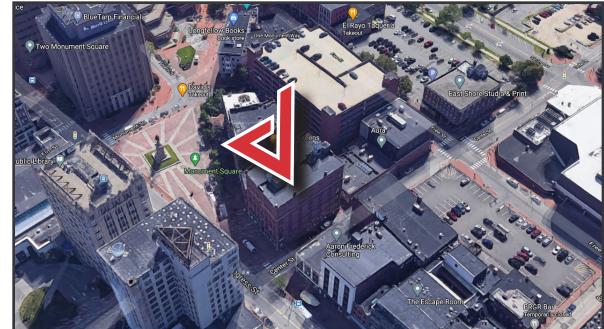
1,060 - 2,445± SF | \$18.90/SF MG



50 Monument Square, Portland

Property Highlights

- *High Ceilings & Great Natural Light*
- *Central Downtown Location*
- *Newly Renovated Suite*



Property Description

We are pleased to offer second floor office space for lease at 50 Monument Square in Portland. Totaling 2,445± SF, the space can be easily subdivided down to 1,060± SF. The available space features newly renovated shared kitchenette/breakroom, conference room, restrooms, and privacy conversation telephone booths. This historic 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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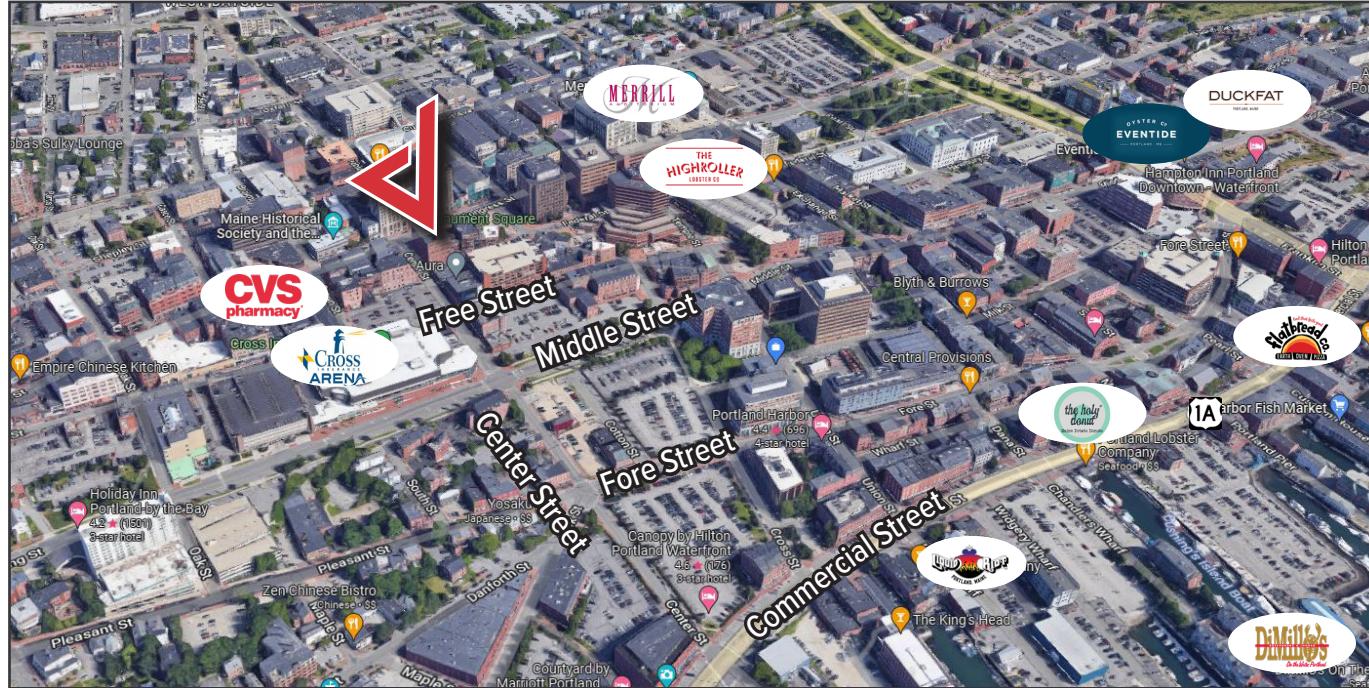
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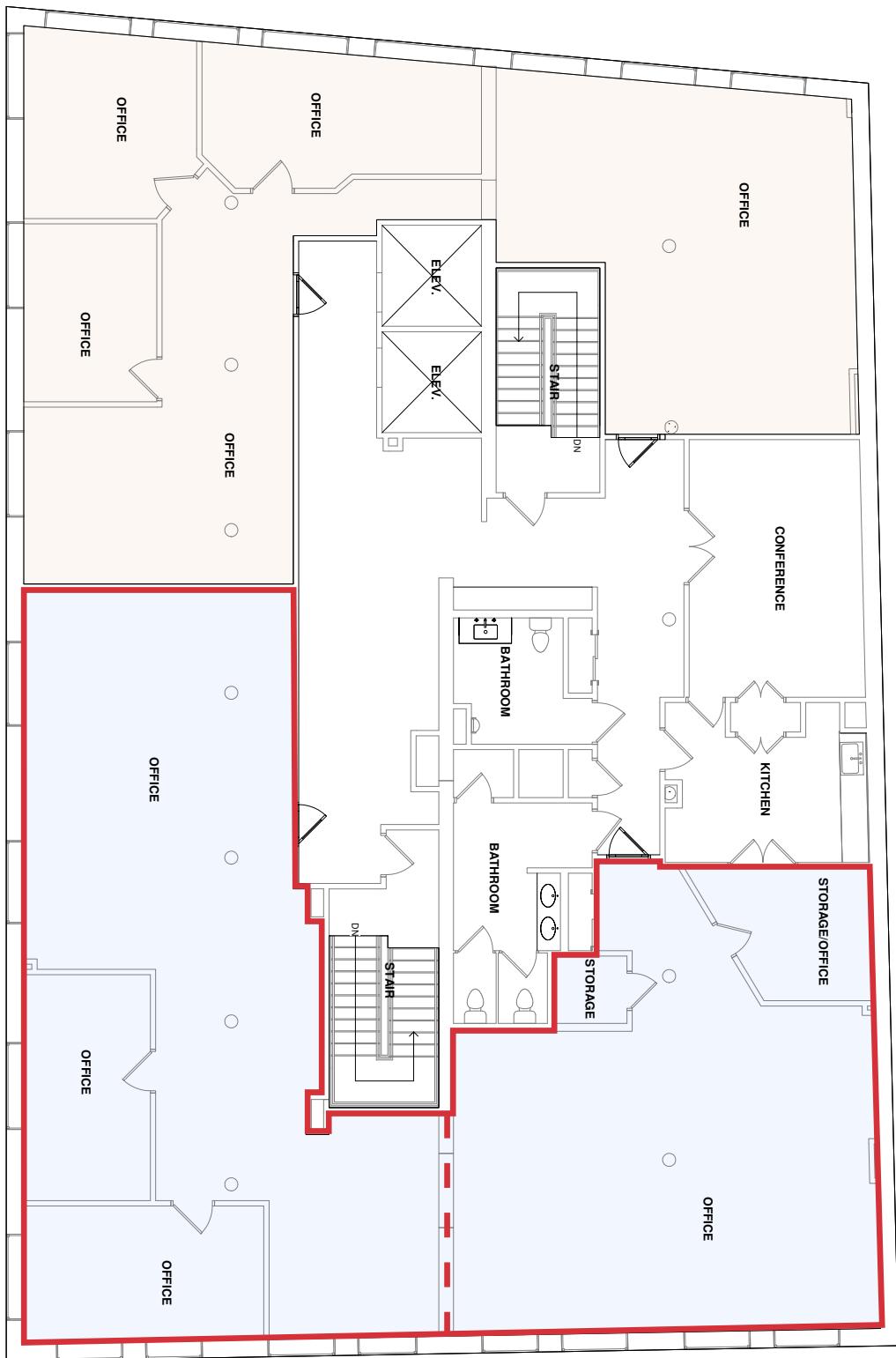
Property Overview

Available Space	2,445± SF - Subdividable down to 1,060± SF
Flooring	New 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 - paid based on usage/pro rata share
HVAC	Natural gas, forced hot air distribution. Heat pumps and air handlers, new in 2020 (2 nd floor : pro rata share)
Parking	Available at the One City Center, Public Market, and Free Street garages
Miscellaneous	Secure access to building lobby and individual floors

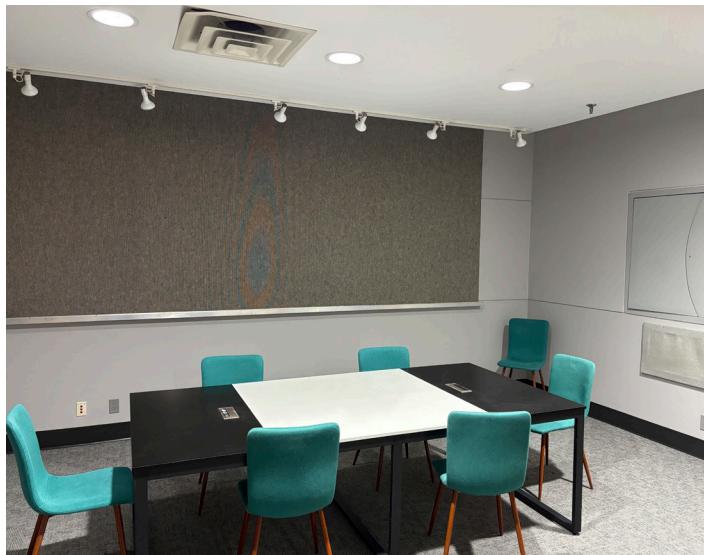
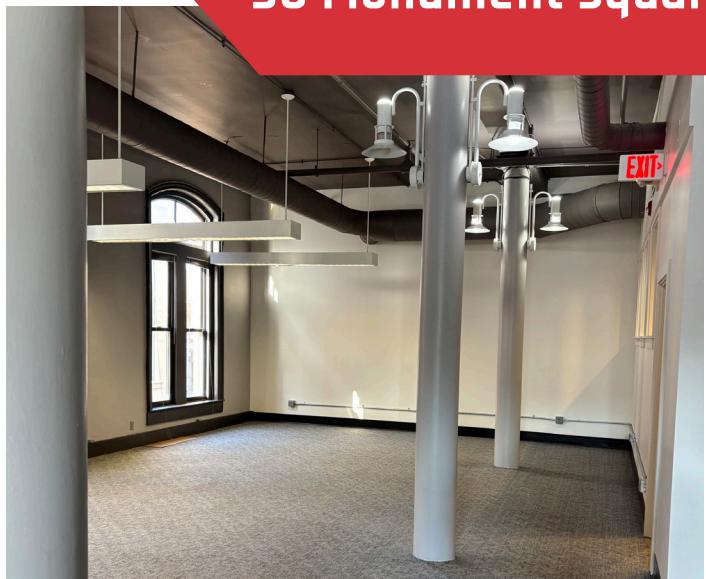
FOR LEASE : \$18.90/SF Modified Gross



SECOND FLOOR



50 Monument Square



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.