

For Sublease  
Office Space  
12,671± SF | \$22.00/SF MG



# One Monument Square

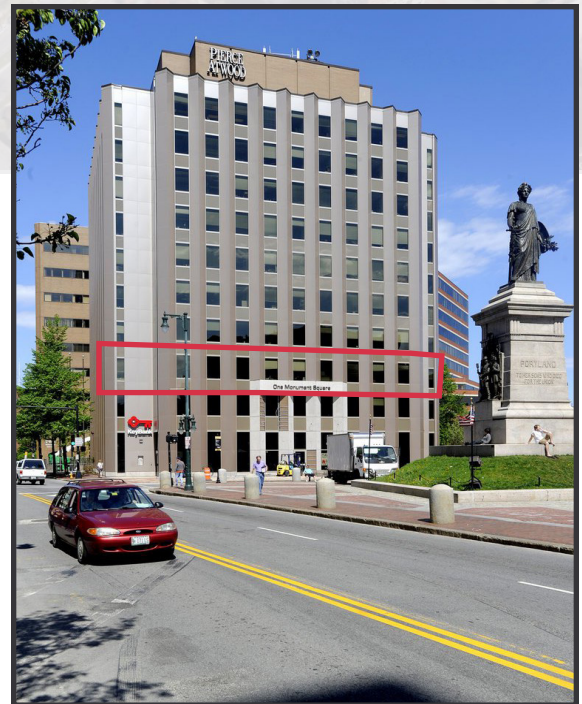
Portland, ME

## Property Description

We are pleased to offer for sub-lease a full floor, Class-A office suite at one of Portland's most prestigious buildings, One Monument Square. This building is located in the heart of the Portland's Downtown Financial and Business District, adjacent to Monument Square. The abundant amenities of Portland's Old Port, Arts District and working waterfront are all within walking distance.

The available space is currently leased to Dechra, who fully renovated the floor in 2014. The space features open work areas, private offices, abundant natural light, a large break/kitchen area, conference rooms, dedicated men's and women's restrooms and direct elevator access. The space is finished to Class-A standards and includes newer commercial grade carpeting & tile, recessed T-5 lighting, new ceiling grid and tiles, sound masking, vibrant paint color schemes and key-card security throughout.

Additionally, the suite can be delivered fully furnished, see the Broker for details.



## Broker Contact

Justin Lamontagne, CCIM, SIOR  
207.773.7100  
justin@dunhamgroup.com



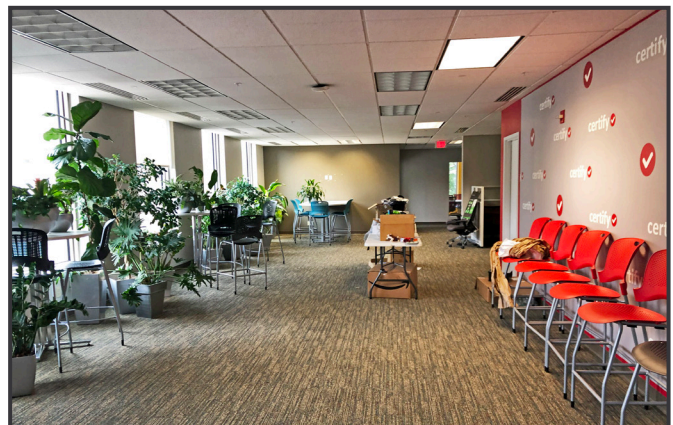
10 Dana Street, Suite 400  
Portland, ME 04101  
207.773.7100  
[dunhamgroup.com](http://dunhamgroup.com)



## Property Overview

Sub-Landlord	Dechra Veterinary Products, LLC
Master-Landlord	Finard
Building Size	124,658± SF
Stories	Ten (10)
Space Available	12,671± SF, third floor
Building Age	Built in 1970, renovated 2010
Assessor's Reference	Map 32, Block K, Lot 12
Zoning	B-3 (Business District)
HVAC	Central air throughout
Elevators	Four (4)
Utilities	Public water/sewer; gas-fired steam boiler, four (4) 80-ton Trane Chillers
Bathrooms	ADA-compliant, multi-stall men's & women's within the suite
Parking	Available in nearby garages and surface lots
Amenities	Fiber-optic T cabling, common building loading dock, on-site property management and security, and 24/7 key card access
Furniture	Available, see broker for details
Sublease Expiration	January 31, 2025

**FOR LEASE : \$22.00/SF MG (includes heat)  
Tenant Pays electricity costs for lights, plugs and AC**



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