

# FOR LEASE

Office Space

739 - 4,715± SF



## 2 Monument Square, Portland

### Property Highlights

- *Build-to-suit, Class A Office Suites*
- *Recent renovations include upgraded facade, front and rear entrances, new elevators, parking garage updates, lobby, community meeting room, and new outdoor patio off the main lobby*



### Property Description

We are pleased to offer 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 and a block from the Federal & State Courthouses. Tenants include WSP, Dexter Enterprises, The Dunham Group, Monaghan Leahy, Bigelow Investment Advisors, US Army, US Coast Guard, Daigle Commercial Group, Ogletree, Petruccelli, Martin & Haddow, Pearce & Dow, Epstein & O'Donovan, among others.

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## Property Overview

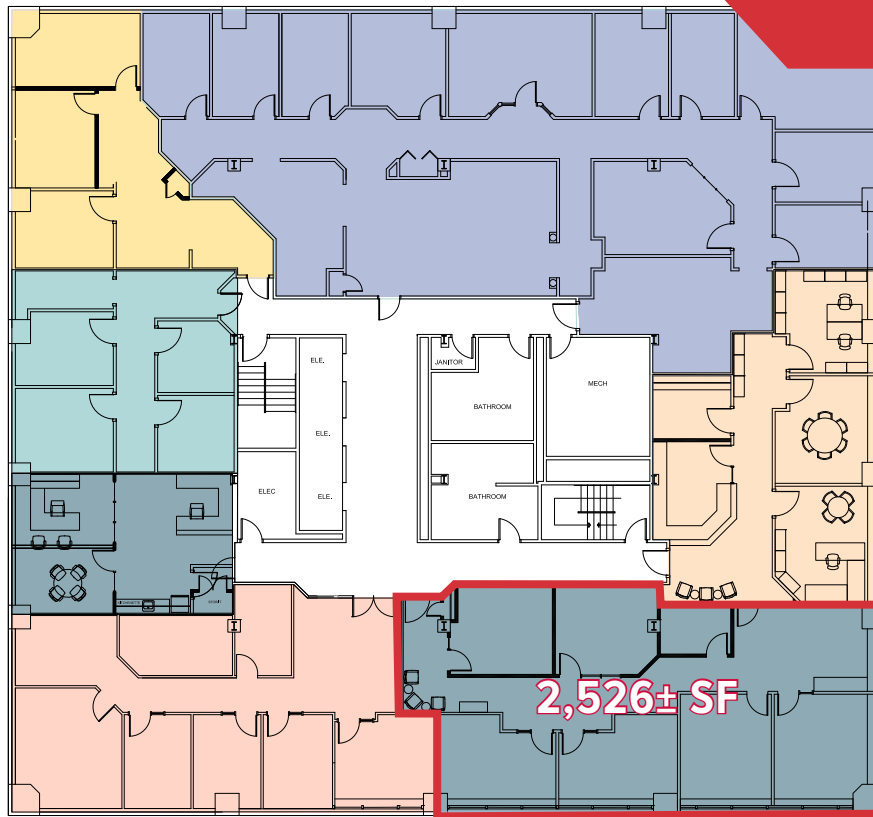
Building Size	122,000± SF
Lot Size	0.619± acres
Number of Stories	Nine (9)
Available Space	5th Floor 2,526± SF 6th Floor 739± SF 9th Floor 4,715± SF
Construction	Concrete, brick, and stone
Restrooms	Two (2) common bathrooms per floor with recent renovations
Sprinklers	Full coverage wet system
HVAC	Modernized HVAC system
Elevators	Three (3) passenger elevators, new in 2020
Parking	Available on-site and in nearby garages
Miscellaneous	<ul style="list-style-type: none"><li>• Excellent downtown Portland location</li><li>• Abundance of natural light</li><li>• Heated granite exterior plaza</li><li>• First Class finishes</li><li>• 7th Floor Hope Island Conference Room available to all tenants (at no cost), newly rebuilt and overlooks East End/Casco Bay</li><li>• 24-hour, on-site security</li><li>• Close to the Federal &amp; State Courthouses</li><li>• A new state-of-the-art gym along with two golf simulators will be available to building tenants the Spring of 2025 (at no cost to tenants)</li></ul>

**FOR LEASE : \$24.00/SF MG**

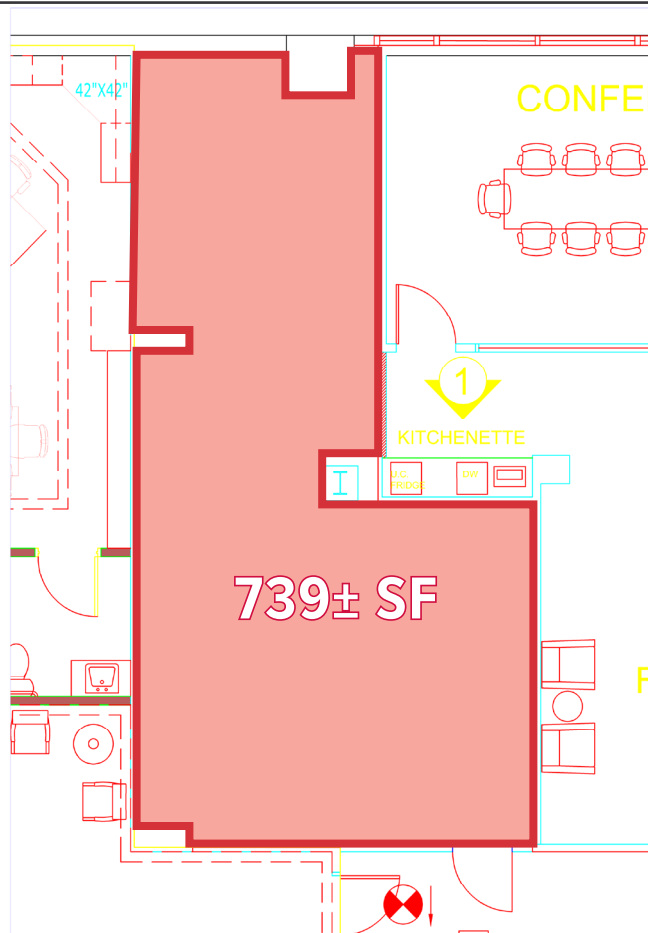
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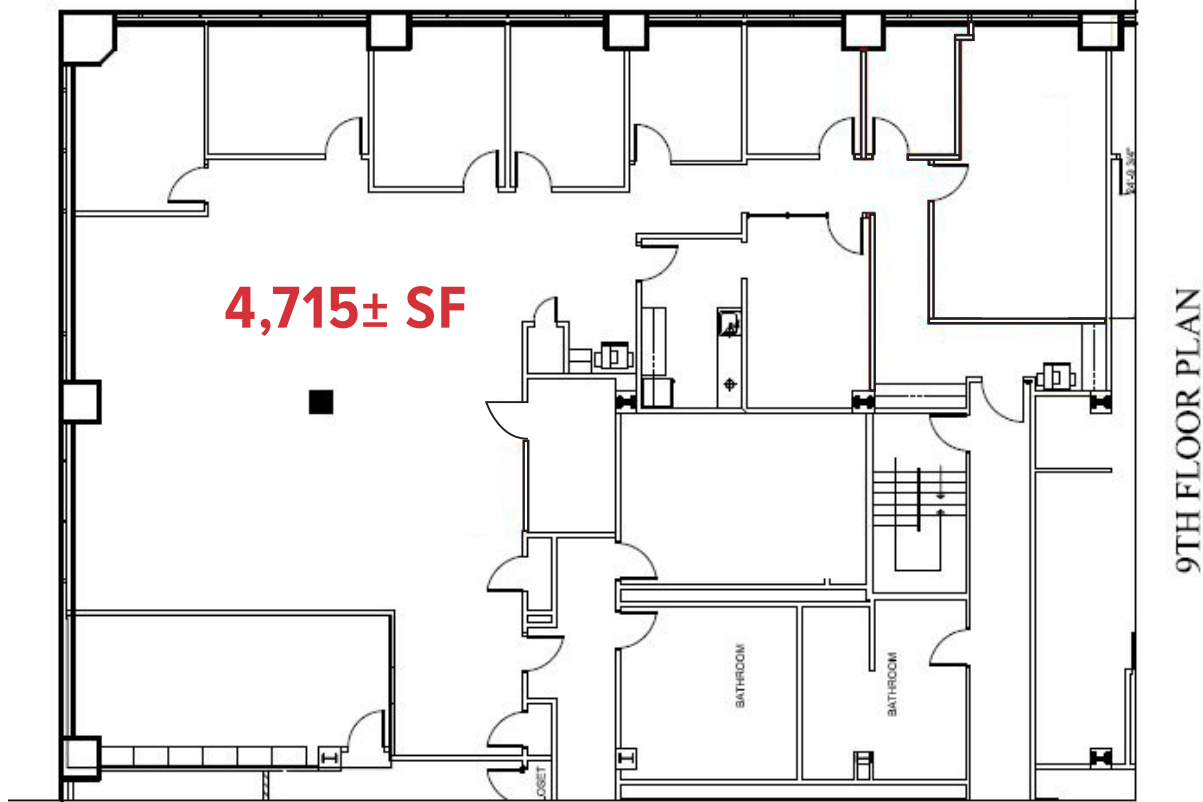
5th Floor



6th Floor



9th 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.