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Centrally Located
In the Heart of
Downtown
Portland, Maine

One Monument Way
In Monument Square

ONE
MONUMENT WAY

One Monument Way—Portland, Maine

Premier Downtown Location - Office Suites

One Monument Way—Portland, Maine

Premier Downtown Location in the Heart of Monument Square

ONE
MONUMENT WAY

OFFICE SPACE
FOR LEASE

150-300± RSF OFFICE

Office space/suites
available at the center of
vibrant downtown Portland
adjacent to the Old Port,
Financial District,
Waterfront & Monument Square

www.OneMonumentWay.com



One Monument Way

Premier Downtown Location in the Heart of Monument Square
Office Suites Available

Class A Office
Suites Available



A LOCAL LANDMARK

One Monument Way is a well known address in Monument Square & is within walking distance to the Old Port, Waterfront & Arts & Financial Districts of Downtown Portland, Maine. This building offers an ideal mix of professional offices and retailers featuring excellent visibility to both pedestrian and vehicular traffic via two streets. Some of the tenants in this historic building include Drummond & Drummond, Foley's Cakes, City Style Hair Salon, Maine Community Foundation, Heath Coaches, Maria Antoinette Couture & others.

This building is in close proximity to many area parking garages with one adjacent to the building.



DESCRIPTION OF PORTLAND CBD

Portland is Maine's business, financial and retail capital and it's largest city, boasting a metro population of 230,000 - a quarter of Maine's residents. Just 1.5 hours from Boston, Portland is a thriving business hub, has New England's largest tonnage seaport, second largest fishing port and second largest oil port on the East Coast. Downtown Portland offers all the amenities of a big city, including nationally recognized arts, retail and restaurant offerings and the world class Portland Museum of Art. Over 3.6 million tourists visit Maine every year, and many are drawn to the chic shopping, dining and entertainment found in Portland's charming historic Old Port. One Monument Way is surrounded by these attractions and is regarded as a local landmark.

PROPERTY OVERVIEW

ADDRESS: One Monument Way
Portland, Maine
OWNER: One Monument Way, LLC
LAND AREA: .29 AC
ASSESSOR REFERENCE: 27-f-11-18
GROSS BUILDING SF: 49,200+/- SF
NET RENTABLE SF: 42,728 RSF
YEAR BUILT: 1850 - 1927
YEAR RENOVATED: 1989 - 1991
STORIES: Four/Two Stories
ELEVATOR: Yes - one passenger and a shaft for additional elevator
CONSTRUCTION: Brick, load bearing wall frame with steel beams, wood & metal floor decking.
AMENITIES: Mixed use occupancy with restaurant & retail on site, adjacent to parking, frontage on 2 streets, located in the heart of Portland CBD, on site professional management.

LEASING SUMMARY

OFFICE SPACE: 2nd floor office Suites ranging from 150-300 RSF. Reception support services, shared conference space & equipment use included in base rent
INTERIOR FINISHES: All interior finishes and common areas are in excellent condition.
SPRINKLER: Yes
LEASE RATE: \$950-\$1,039 per month
Gross plus telephone & internet. Includes reception & utilities.
TERM: Short Term & Long Term Leases Available

SALE SUMMARY

See listing broker for details & Confidentiality Agreement for buyer registration.

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