



PORTLAND'S BEST KNOWN ADDRESS
ONE PORTLAND SQUARE

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CLASS A
OFFICE SPACE
FOR LEASE

at the center of vibrant
DOWNTOWN
PORTLAND.

Close to the Old Port
waterfront and hotels
Onsite parking



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One Portland Square is a beautiful downtown office tower located in the heart of Portland's business district, and next to the Old Port shopping and restaurant areas. This ten (10) story office building is occupied by high profile professional office tenants. (RREEF America REIT III - Z4, LLC owns Floors 1 through 6. Floors 7 through 10 are owned by Monks O'Neil Development, LLC). This building along with Two Portland Square is the most prestigious property in Portland offering first class finishes, parking, on-site property management & security and parking in the adjacent lot.



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 Portland Square is Portland, Maine's best known address.

PROPERTY OVERVIEW

ADDRESS:	One Portland Square Portland, Maine
OWNER:	RREEF Management On site CBRE The Boulos Company
GROSS BUILDING SF:	190,000± SF (All 10 floors)
LAND AREA:	4.65± acres with One & Two Portland Sq and parking
BUILT:	1987
STORIES:	Ten (10)
ELEVATORS:	Four (4)
CONSTRUCTION:	Glass and masonry
PARKING:	1.5 spaces / 1000 RSF at Market
AMENITIES:	Café, onsite management, security, enclosed parking
OTHER TENANTS:	TD Banknorth, HM Payson and Verrill & Dana

LEASING SUMMARY

SPACE:	5TH FLOOR 2,075± RSF
AVAILABLE:	Immediate
INTERIOR:	Class A Finishes throughout
FLOORING:	Carpet/tile mix
LIGHTING:	Recessed fluorescent with parabolic reflectors & upgrades
UTILITIES/ HVAC:	Tenant responsible for electricity for lights, plugs, heat, A/C
RESTROOMS:	On each floor, in common
SPRINKLER:	Yes
TERM:	Five (5) - Ten (10) years
LEASE RATE:	\$23 - \$25/sf MG
TENANT IMPROVEMENTS:	Negotiable

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