

# THE FIDELITY BUILDING

AT MONUMENT SQUARE



## Portland's Most Iconic Historic Tower

High-End Office Space Available In This Redevelopment



# HISTORY



Monument Square showing Soldiers' Monument and Fidelity Building, Portland, Me.

The Fidelity Trust Company building was built in 1910 and designed by well-known Boston architect G. Henri Desmond, his largest and most prominent work at the time. When it was completed The Fidelity building was one of New England's premier skyscrapers and the tallest building in Maine. Designed in the Gothic Beaux-Arts style, this building changed Portland's skyline and helped cement Portland as Maine's economic epicenter. At the time of its completion The Fidelity Building opened to great fanfare and still to this day is an important visual anchor on Monument Square. Listed as an historic Portland Landmark, this building has been cherished for over 100 years from visitors and Portlanders alike.

# REDEVELOPMENT

In early 2019, The Fidelity Building was purchased by Connecticut River Capital and Alta Properties LLC, a joint venture bringing together two companies with excellent experience in Class A office, industrial, residential, and hospitality assets as well as a strong interest in historic properties. In learning the great history of this building and seeing the potential within its walls, the new owners made a commitment to return this property to its prominent stature in downtown Portland. While it has always been visually relevant, the owner's goals are to make this one of the focal points of the City inside and out, launching large capital projects throughout the building as well as strong visual improvements. While still holding true to the original historic character of the building, it will have modern amenities and undergo replacements/upgrades to the heating and cooling systems, elevators, and common areas. Ownership will utilize historic tax credits with oversights from the National Park Service and Maine Historic Preservation Commission. New tenant suites will be stripped down to the original finishes to create modern, open, and airy spaces with 360 degree views of Casco Bay, Back Cove, the White Mountains, and Portland's charming and historic skyline. Contemporary, high-end finishes will blend perfectly with the strong historic features throughout the property. The Fidelity Building will be an excellent property for all different types of users from small, local creative companies to large corporate headquarters. The 7,505± SF floorplates can be combined up to 50,213± SF or subdivided to just 3,438± SF.



# BUILDING OVERVIEW

## UNDER NEW OWNERSHIP!

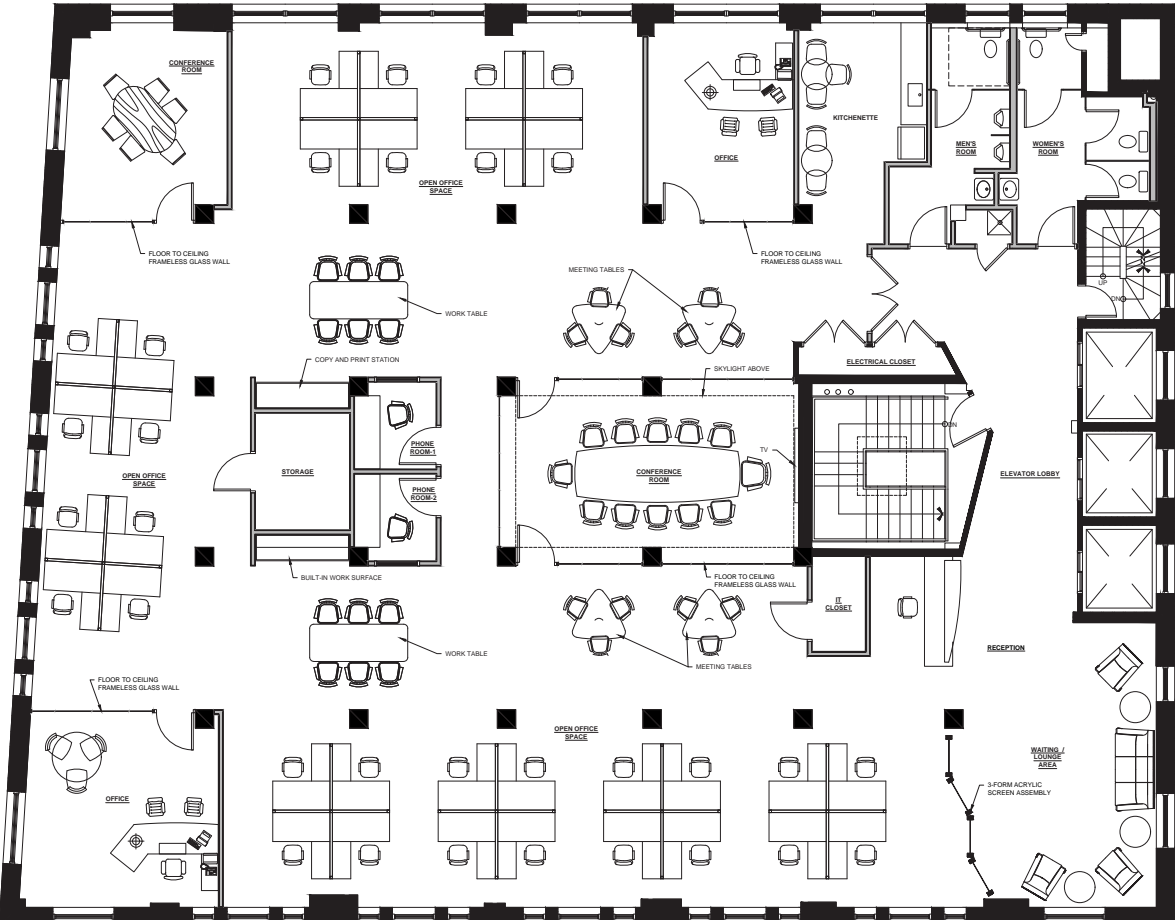
- Prominent historic landmark building centrally located in Monument Square
- Ten (10) story office building with 3,438 - 50,213± SF contiguous space available
- New owners undertaking substantial redevelopment including numerous capital repairs and new high-end finishes throughout
- Lease rate: \$16.00-\$19.00/SF NNN

Address	465 Congress Street, Portland
Management	Full managed by CTR Property Management and Boulos Assest Management with on-site services
Book/Page	30955/313
Building Size	84,180± SF
Stories	Ten (10)
Year Built	1910
Zoning	B2c - Business Community
Elevator	Three (3)
HVAC	New high-efficiency VRF heat pumps, DX split systems, and supplemental baseboard heat from new gas-fired boiler
Security	Full access control system, security cameras, and daily monitoring
Sprinkler	Fully sprinkled wet system throughout
Exterior	Limestone Block Facade
Parking	Parking available in Portland Public Market Garage under a master lease, and in area garages
Space Details	New spaces will offer open floor plans, sheet rock ceilings, and modern high end finishes
Tel/Data	State of the art fiber optic cable connection available for tenants





# FLOOR PLAN & VIEWS



\*Model floor plan to demonstrate possible build out options. Available floors are finished as a warm vanilla shell.





# AREA AMENITIES











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