

# FOR LEASE | OFFICE SPACE

24 Preble Street | Portland, ME



## 3,960-7,920± SF OFFICE SPACE

- 3,960± SF available on the third and fourth floor which can be combined for a total of 7,920± SF
- Located immediately off Monument Square within Portland's Arts and Financial District
- Located directly across from Maine Public Broadcasting's new headquarters

**LEASE RATE: \$19.50/SF MG**



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# PROPERTY SUMMARY

24 Preble Street | Portland, ME



**OWNER:** Preble Street Acquisitions, LLC

**DEED:** Book 39167, Page 253

**ASSESSOR:** Map 37, Block F, Lot 7

**BUILDING SIZE:** 19,800± SF

**AVAILABLE SPACE:** 3rd Floor: 3,960± SF  
4th Floor: 3,960± SF  
Combined: 7,920± SF

**STORIES:** Four (4)

**YEAR BUILT:** 1900

**CONSTRUCTION:** Brick & steel

**ROOF:** Rubber membrane

**SIDING:** Brick

**FLOORING:** Various flooring throughout

**CEILING HEIGHT:** 10'±

**ELECTRICITY:** Separately metered

**HVAC:** Central heat & air  
Recently replaced

**UTILITIES:** Municipal water & sewer

**RESTROOM:** Two (2) per floor

**SPRINKLER:** Yes

**ELEVATOR:** Yes

**PARKING:** Street parking & 4 parking  
garages within 1 block

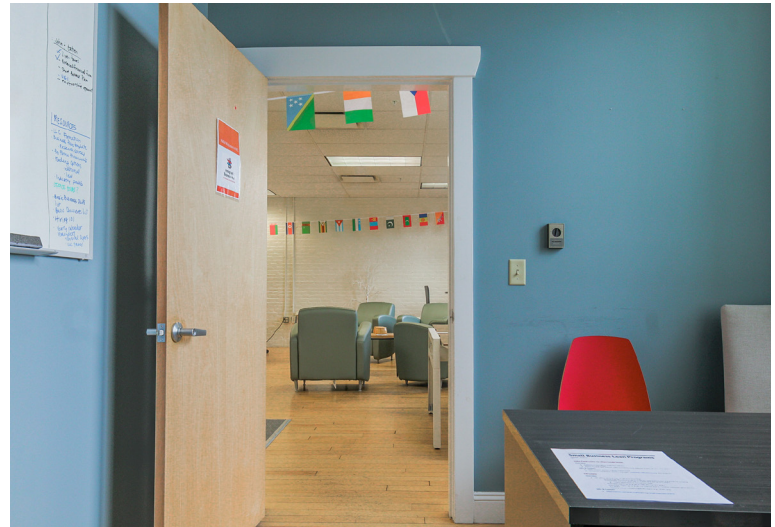
**ZONING:** B3 - Downtown Entertainment  
Overlay Zone





# THIRD FLOOR PICTURES

24 Preble Street | Portland, ME





# FOURTH FLOOR PICTURES

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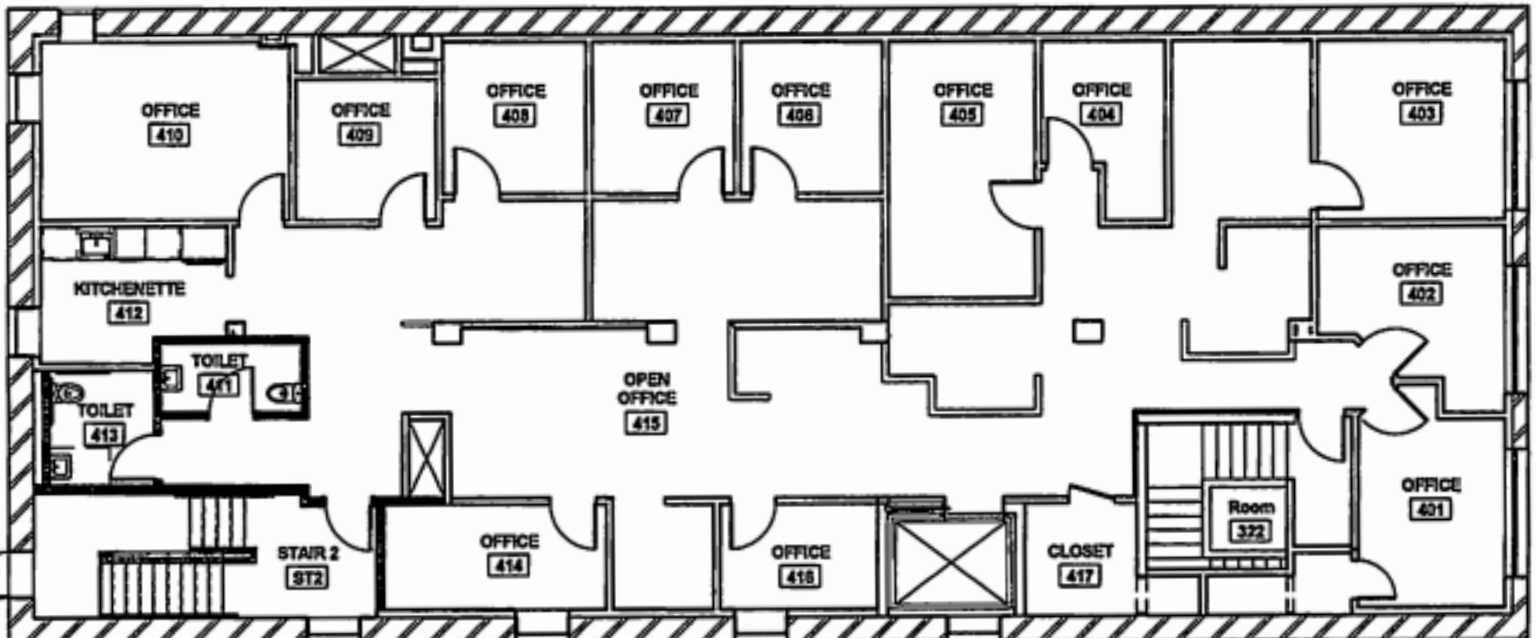




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## 4th FLOOR





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