

**FOR
LEASE/
SALE**



PROPERTY HIGHLIGHTS

- 3,960 – 7,920± SF of downtown Portland office space available for lease or sale
- Two (2) full 3,960± SF floors available with direct elevator access
- Convenient downtown location, directly across from new MainePublic headquarters, Congress Street hotel redevelopments, and much more
- Steps from Portland Public Market Parking Garage
- Lease Rates: Office: \$15.00/SF MG
- Sale Price: Contact broker for details.

**24 PREBLE STREET
PORTLAND, ME 04101**

DOWNTOWN OFFICE SPACE



**THE BOULOS
COMPANY**

PROPERTY HIGHLIGHTS

OWNER	Preble Street Acquisitions, LLC
DEED REFERENCE	Book 39167, Page 253
ASSESSOR'S REF	Map 37, Block F, Lot 7
BUILDING SIZE	15,840± SF
NO. OF STORIES	Four (4)
AVAILABLE SPACE	3,960 - 7,920± SF (Floors 3 & 4)
YEAR BUILT	1900; new roof in 2024
LOT SIZE	0.0918± Acre
ZONING	B3 - Downtown Business
RESTROOMS	Dedicated restrooms on each floor
HVAC	Central heating and cooling
UTILITIES	Municipal water & sewer
SPRINKLER	Yes, wet system
PARKING	Nearby garage and street parking
WALKABILITY SCORE	98 - Excellent
REAL ESTATE TAXES	\$2.02/SF
LEASE RATES	Office: \$15.00/SF MG
SALE PRICE	See brokers for details.



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4th Floor Office: 3,960± SF - AVAILABLE

3rd Floor Office: 3,960± SF - AVAILABLE



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OFFICE SPACE



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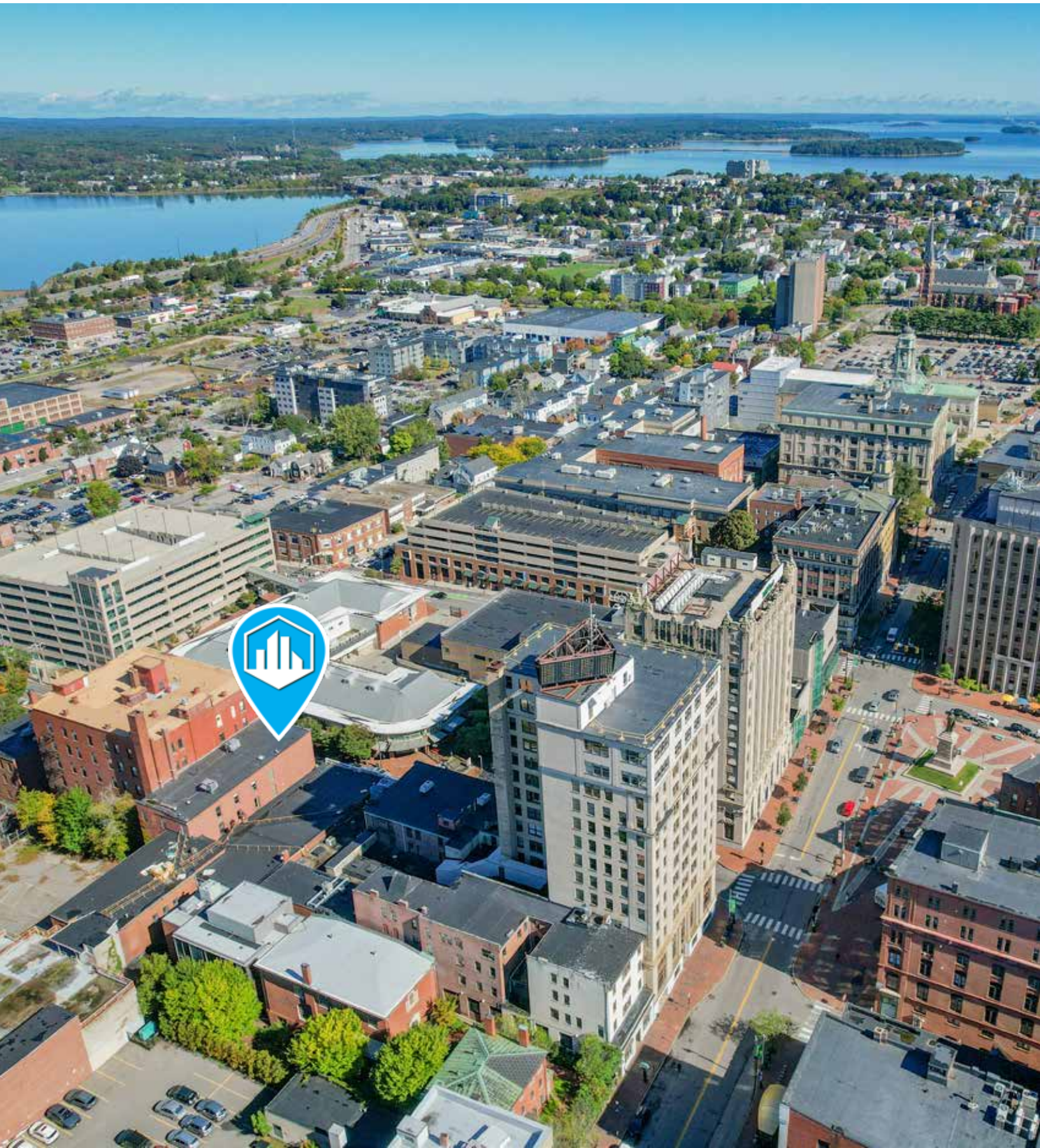
OFFICE SPACE



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AERIAL VIEW



AREA AMENITIES

- Easy Access to Public Transit
- Multiple Nearby Public Parking Garages
- Numerous Major Bank Branches
- Portland Public Library
- United States Postal Service
- Merrill Auditorium
- A Variety of Hotel Options
- Diverse food options in the immediate vicinity including Dutch's, ZA, David's, CERA, Nura, Pizzaiolo, Two Fat Cats Bakery, and many more.



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CONTACT US



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