

FOR LEASE

Office Space

3,929 - 18,318± SF | \$23-25/SF



24 City Center

Portland, ME

- *Prominent Downtown Location*
- *Flexible Floor Plates*
- *Abundant Natural Light*
- *Suitable for Various Tenants or Single User*

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Property Description

We are pleased to offer up to 18,318± SF of office space at this distinguished five-story historic brick building prominently located in the heart of Portland's Old Port/downtown district. With its timeless architectural character and central address, this property offers tenants a rare opportunity to establish their presence in one of Maine's most vibrant business and cultural hubs.

Space Highlights

- *Flexible floor plates ideal for modern office configurations, from open collaborative layouts to private suites.*
- *Abundant natural light through oversized windows, showcasing the building's historic details while creating an inspiring work environment.*
- *First floor retail conversion opportunity – ground level with excellent visibility and pedestrian traffic, perfectly suited for retail, boutique fitness, café, or experiential storefront uses.*
- *Prominent downtown location with walkable access to Monument Square, Portland City Hall, courthouses, restaurants, coffee shops, and waterfront amenities.*
- *Strong professional tenant mix in the immediate area, including law firms, tech companies, financial services, and new hospitality developments.*

Property Overview

Owner	JB Brown & Sons
Building Size	18,318± SF
Lot Size	0.0484± acres
Stories	Five (5), plus basement
Available Space	3,929 - 18,318± SF
Zoning	B-3
Assessor's Reference	Map 27, Block F, Lot 27
Annual Taxes	\$20,514.55 (25-26)
Year Built	c1900's
Building Construction	Masonry, historic brick. Rubber EPDM roof.
Utilities	Public sewer, water, electricity, natural gas, telephone
Accessibility	Excellent pedestrian access, elevator, 5th floor rooftop balcony
Bathrooms	Multiple restrooms per floor
Parking	Available in area lots nearby. See broker for details.
Road Frontage	115' on Free Street. Pedestrian frontage along Monument Way.
Area Amenities	Cross Insurance Arena, Merrill Auditorium, Old Port Shopping District, Downtown Business District, Portland Public Library, Nickelodeon Cinema, numerous coffee shops, retail shops, national and boutique hotels.

Available Space

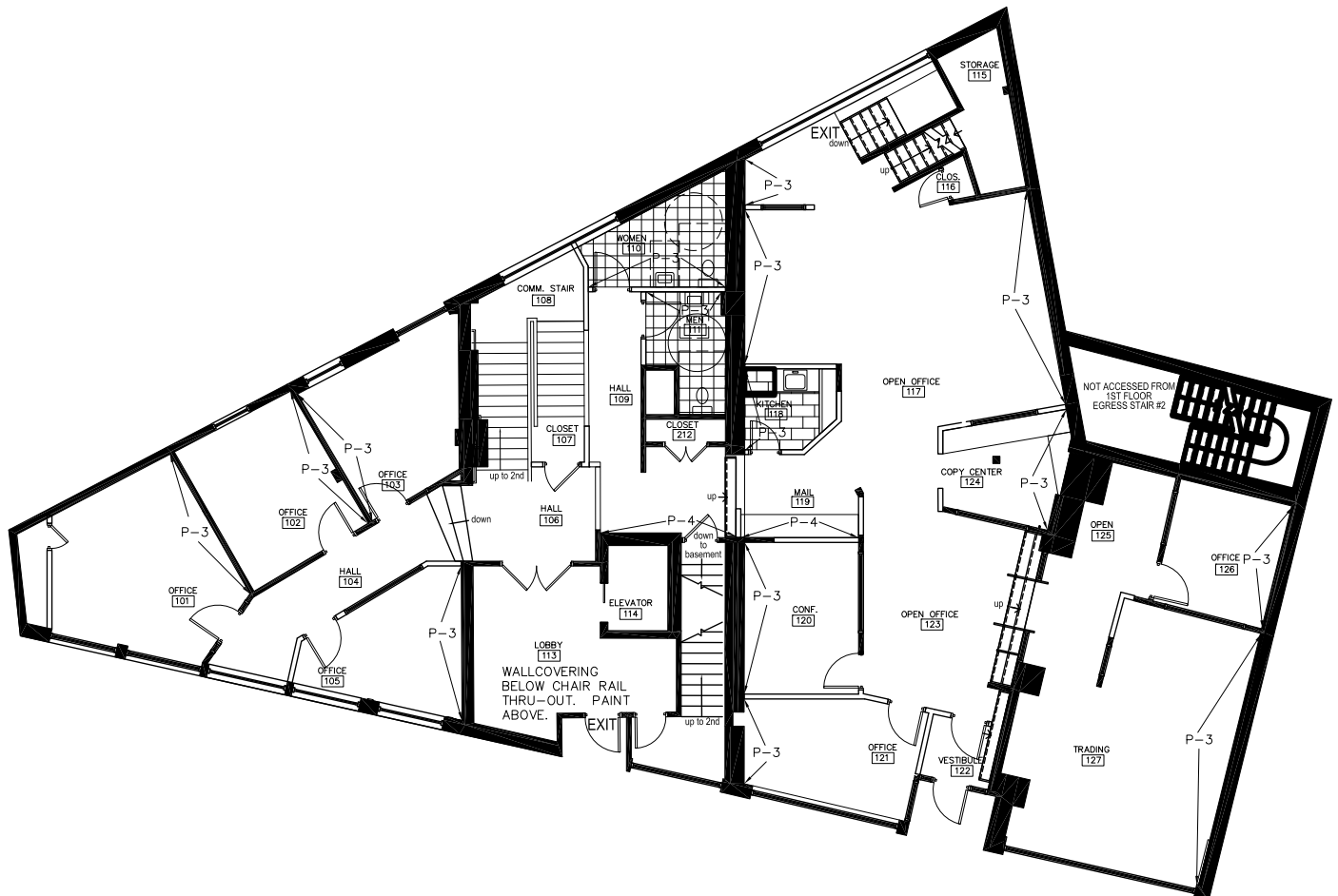
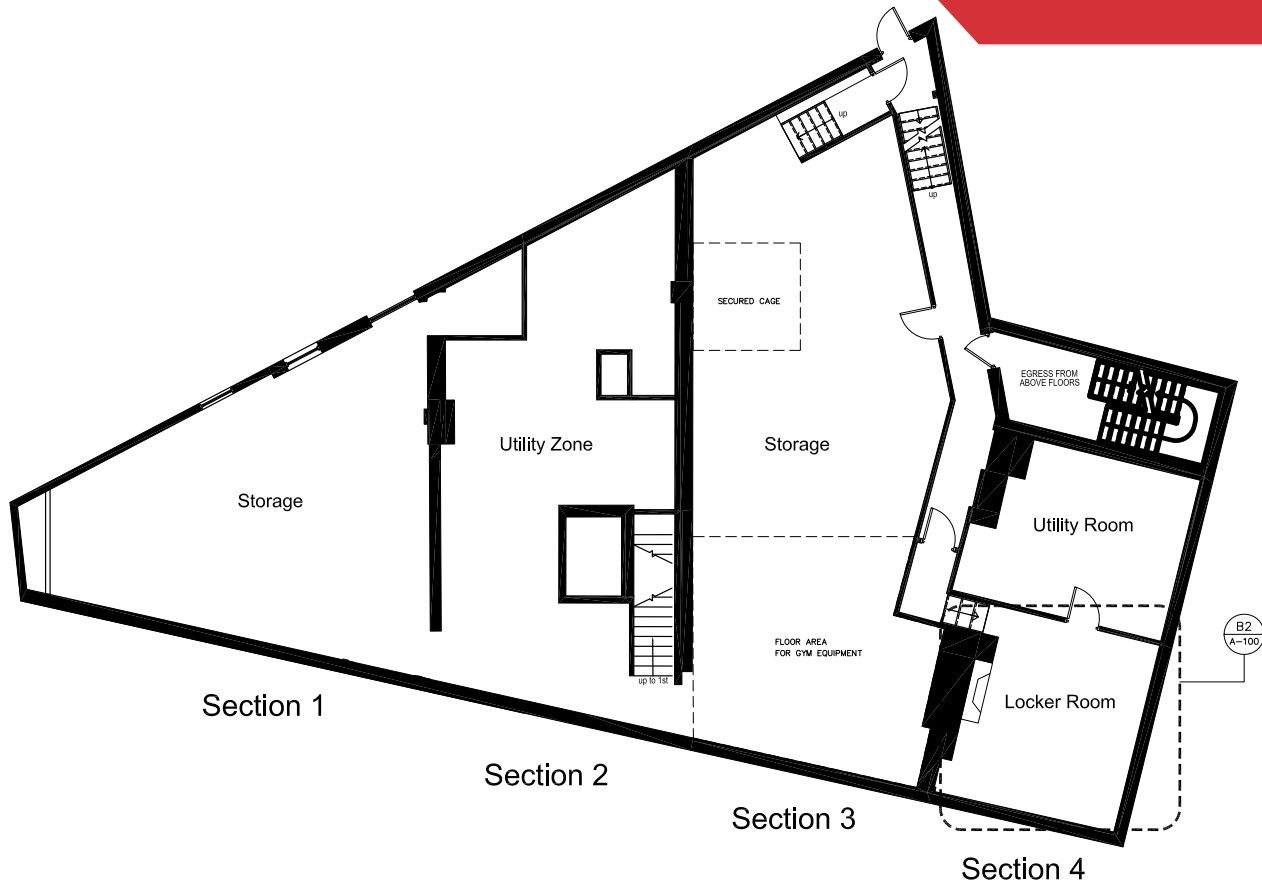
Basement	See Broker	2,557± SF	Storage/Retail
First Floor	See Broker	3,929± SF	Office/Retail
2nd Floor	\$23.00/SF MG	4,632± SF	Office
3rd Floor	\$24.00/SF MG	4,632± SF	Office
4th Floor	\$25.00/SF MG	3,936± SF	Office
5th Floor	\$25.00/SF MG	1,189± SF	Office (must be combined with 4th Floor)

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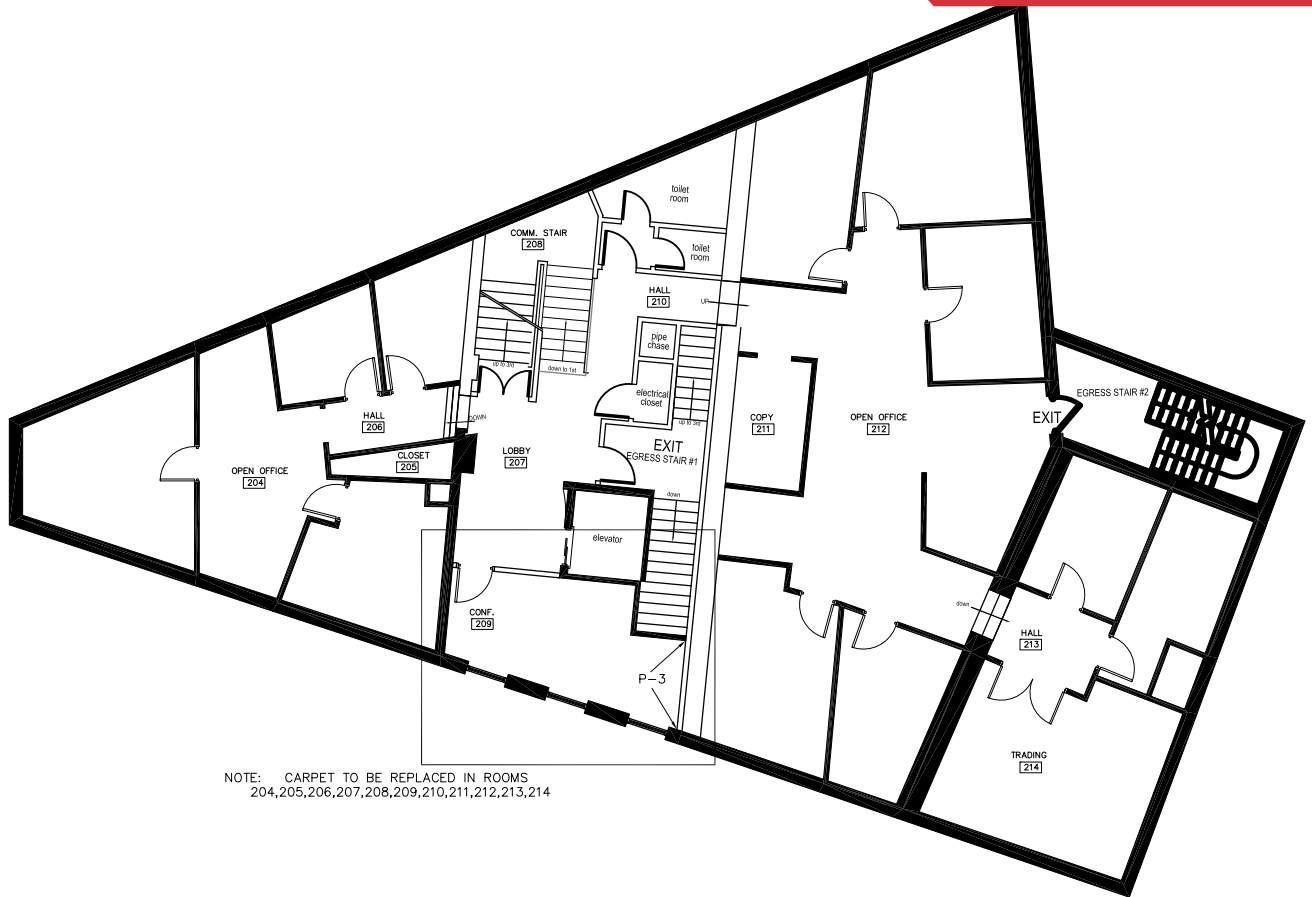


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2ND FLOOR : 4,632 SF

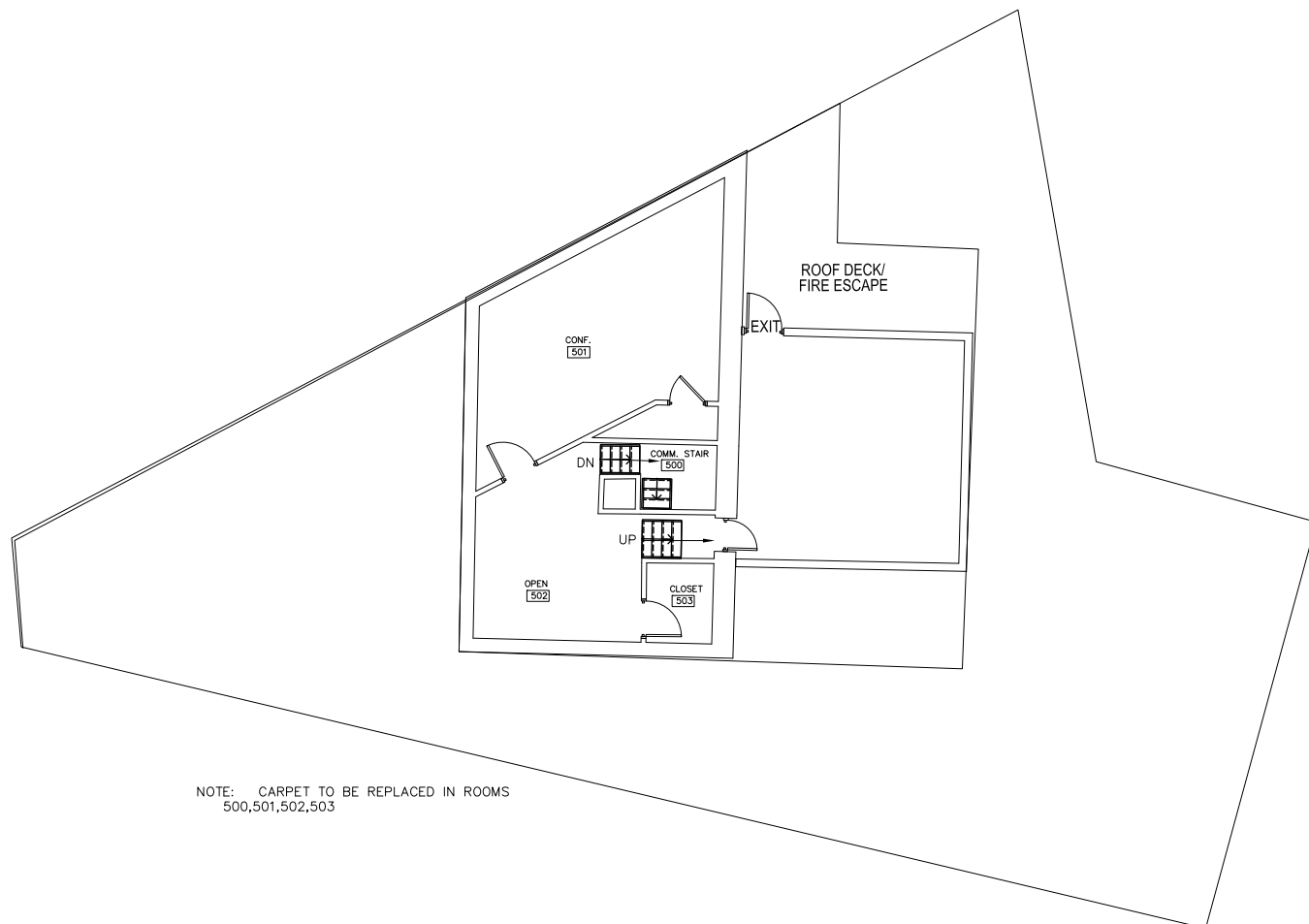
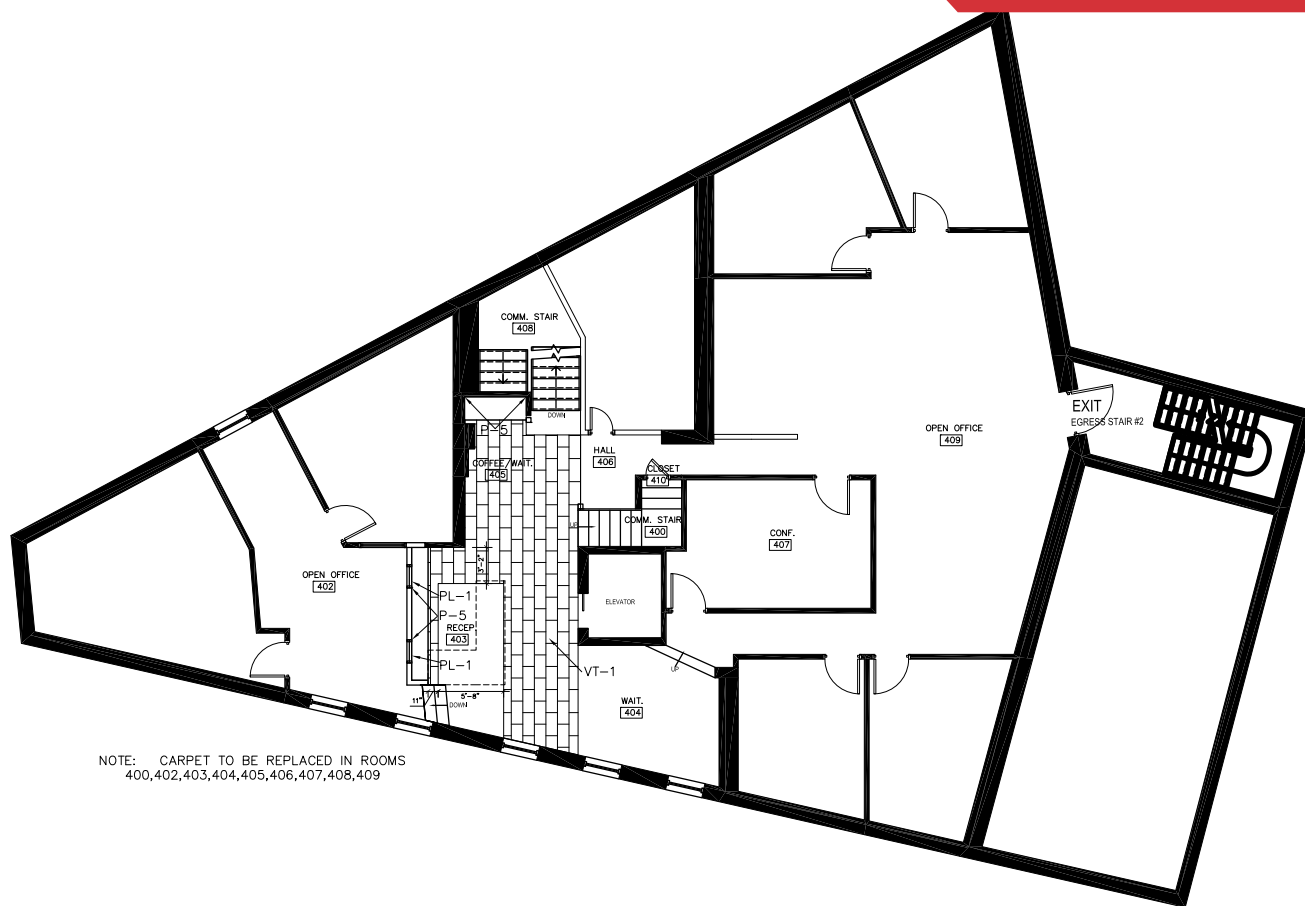


NOTE: CARPET TO BE REPLACED IN ROOMS
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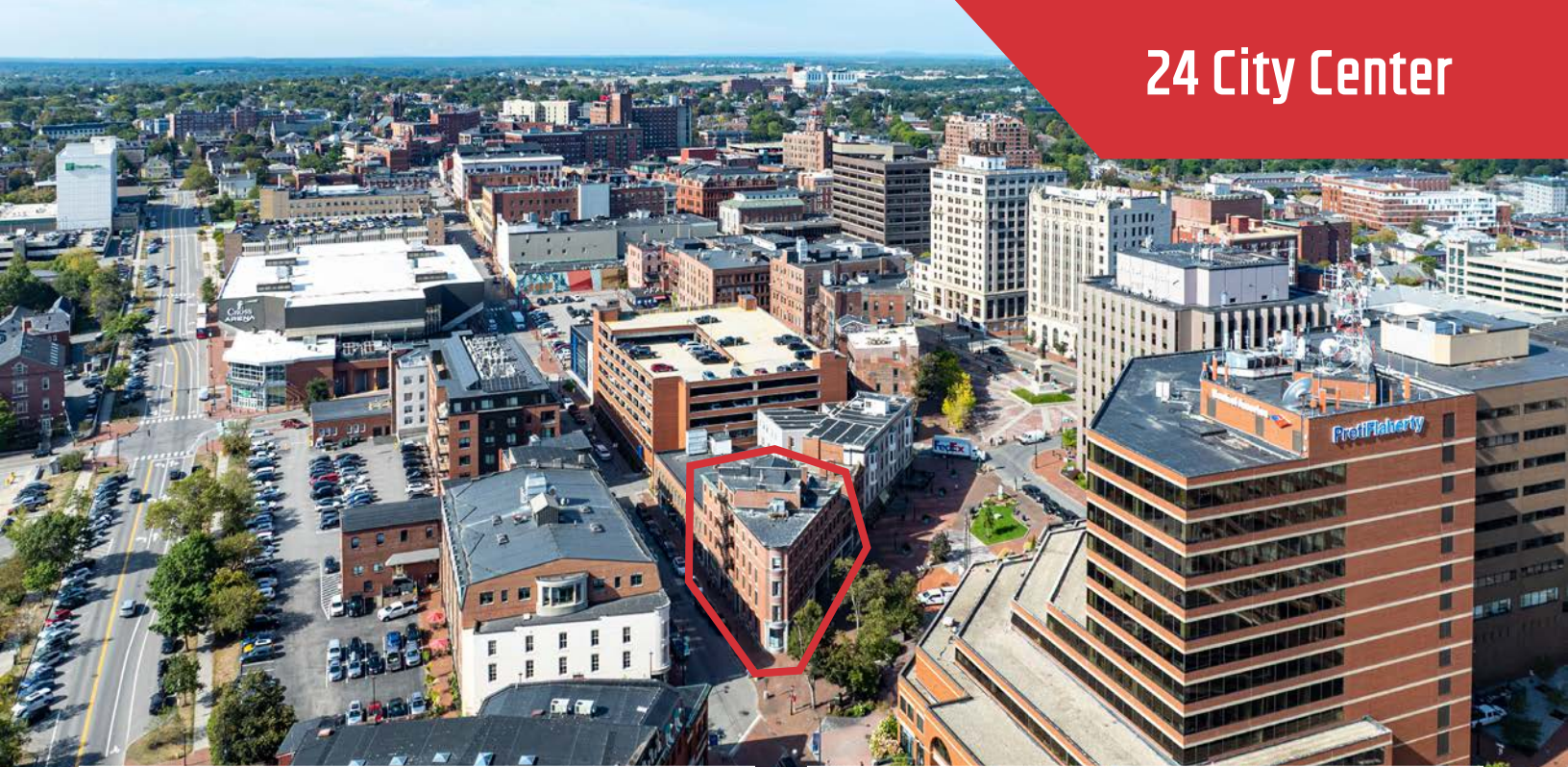
3RD FLOOR : 4,632 SF



NOTE: CARPET TO BE REPLACED IN ROOMS
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.