

FOR LEASE OR SALE



Ground Floor Office - Service

DOWNTOWN GRESHAM



- Downtown Gresham location between Division & Powell
- Great Owner User Building
- Neighbors within a block: Multnomah County Service Facility, Tri-Met Parking Garage, MAX Light Rail Station, and Gresham National Guard Armory
- 9114 SF available on Ground Floor
- Zoning: TD, Downtown Transit District allows wide variety of uses:
 - General Office
 - Medical Office
 - Retail
 - Child Day Care
- Parking: Up to 36 spaces (11 spaces on site and up to 25 additional parking spaces adjacent and next door)
- 2 separate entrances. One from lobby area and one from outside
- Class B finish
- Rental rates: \$16.00/SF full service equivalent
- Also entire building for sale: \$2,800,000 (\$148/SF)



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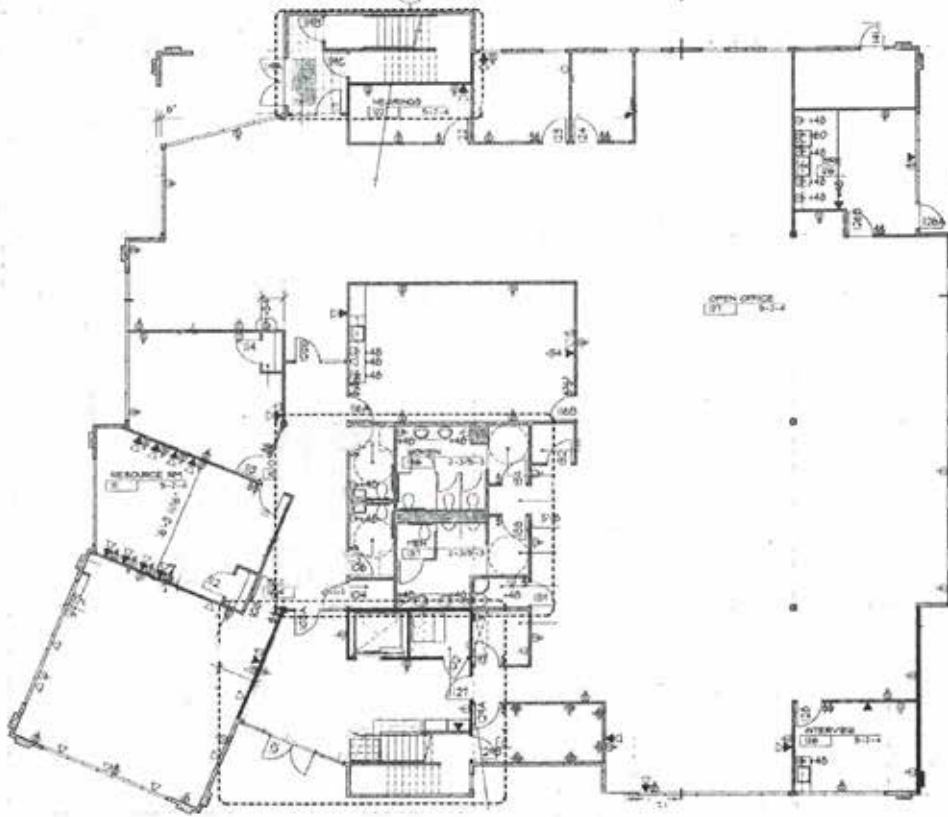
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912 NE Kelly Street

GRESHAM OFFICE

- Great User Building: Owner Occupant or Tenant Only

Premises for Lease



- Vacant, Available Size: 3000-9114 SF Divisible
- Total Building Size: 18,860 SF
- Ground Floor - Office, Service, Retail
- Central Gresham
- MAX Light Rail Station one-half block away
- Easy Access to:
 - I-84 and Hwy 26 (to Sandy & Mt. Hood)
 - 10 minutes to Portland International Airport
 - 10 minutes to I-205
 - Core areas, PDX Airport and Clackamas Town Center area, via Light Rail
- Oregon's 4th largest city. Center of East Multnomah County, East Portland Metro Area
- Excellent Labor Pool
- Mt. Hood Community College nearby

LEASE RATE: \$16.00/SF FULL SERVICE EQUIVALENT

ALSO FOR SALE: \$2,800,000 (\$148/SF)