



SELLWOOD/ WESTMORELAND OFFICE/ RETAIL

OFFERING SUMMARY

Available SF:	± 500 SF
Lease Rate:	Negotiable
Building Size:	4,390 SF
Zoning:	CM2-Mixed Commercial
Parking:	Off-street available

PROPERTY OVERVIEW

End cap retail space in a recently constructed retail building with excellent exposure on high traffic arterial. Tenant improvements were completed by former tenant.

NNN'S

Estimated to be \$375 per month. This includes triple net fees of taxes, insurance and common area maintenance. Price also includes all utilities: electrical, natural gas, water/sewer/storm.

PROPERTY HIGHLIGHTS

- Store front facing SE Milwaukie
- Located in Sellwood, one of Portland's best examples of well integrated residential and commercial developments
- Located within walking distance of the new MAX Orange Line
- Abundant amount of amenities including restaurants, Reed College, and Aladdin Theater
- Neighboring tenants include: Moreland Dental and Springwater Pilates



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FOR LEASE

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