

King Taylor Business Center

Property Description

Shell: 8.476 SF

Showroom: 5,726 SF approx - HVAC served
Office: 750 SF approx - HVAC served

Warehouse: 2,000 SF approx Loading: One grade door

Clear Height: 20'

Zoning: IG1 (EXd comp plan)

Terms

Lease Rate: \$12,714.00 NNN

Estimated NNNs: \$2,164.00/month (.27/SF)

Features

- Space currently being used as showroom, which offers wide open floor plan and abundant natural light (windows North, South, East)
- · Located on new street car line
- Neighboring tenants include Platt Electric, Rodda Paint, Wells Fargo, and Hilti Tool
- Outstanding signage and exposure. Monument signage on MLK and Morrison Bridge
- Building designed to enhance individual tenant identity
- Excellent wholesale showroom or business-to-business retail location
- Off-street parking for tenant's clients

For additional information, contact:

Brett Bayne

Direct: 503.972.7280

bayne@macadamforbes.com

1800 SW First Avenue, Suite 650 Portland, OR 97201 Main: 503.227.2500 www.macadamforbes.com



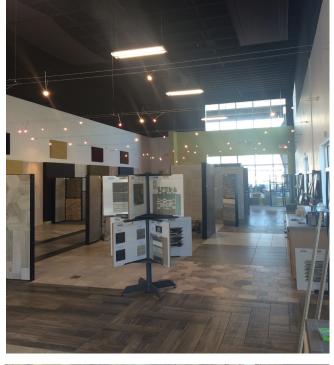
Demographics	3 mile	5 mile
2019 Total Pop.	223,283	462,646
Median Household Income	\$69,655	\$71,044

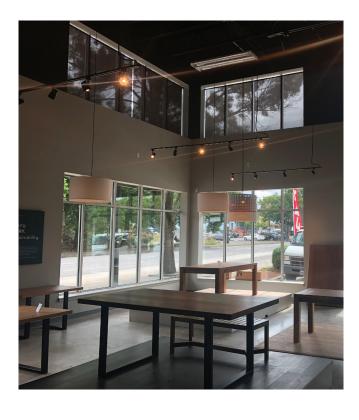
Traffic Count

Eastbound via Morrison Bridge: 35,717 cars/day

Southbound on MLK Jr. Blvd

and Yamhill: 38,442 cars/day







For additional information, contact:

Brett Bayne

Direct: 503.972.7280 brett@macadamforbes.com 1800 SW First Avenue, Suite 650, Portland, OR 97201 P 503.227.2500 / www.macadamforbes.com

