

SHOWROOM/OFFICE FOR LEASE

345 SE Yamhill Street

Portland, Oregon

TERRAMAI PDX



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:

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COMMERCIAL REAL ESTATE SERVICES

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



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