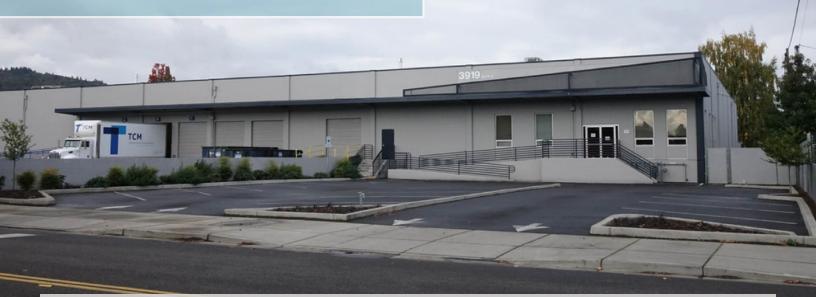
TWO MONTHS RENT ABATEMENT

for qualified tenants



PREMIUM DISTRIBUTION SPACE IN CLOSE-IN SUBMARKET

OFFERING SUMMARY

Shell Rate:	\$0.60/SF
Office Rate:	\$0.85/SF
Lease Type:	NNN
Total SF:	21,310 SF
Office SF:	2,145 SF
Clear Height:	22 ft
Loading:	1 Grade Level 2 Dock High
Zoning:	IG2 (General Industrial 2)
Sublease Expiration:	12/31/2022

LOCATION OVERVIEW

Premium Swan Island close-in location benefits from excellent freeway access and proximity to Portland's Business District.

PROPERTY HIGHLIGHTS

- · Leasing incentive available to qualified tenants
- T-5 lighting throughout
- TI allowance available for office space

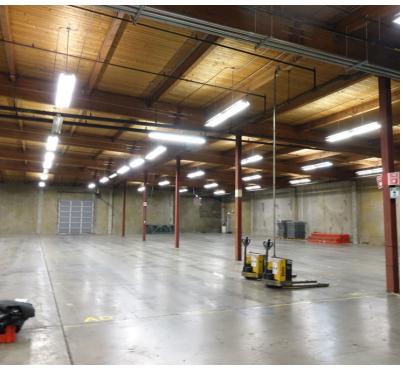




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FOR LEASE









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