

FREESTANDING 5,000 SF RESTAURANT SPACE

2045 SW OR-99W, McMinnville, OR 97128



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FOR LEASE

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2045 SW OR-99W

OFFERING SUMMARY

Lease Rate:	\$17.00/SF/YR (NNN)
Available SF:	5,000 SF
Lot Size:	11,250 SF
Building Size:	5,000 SF
Frontage On 99W:	100+ Feet
Zoning:	C3 - City of McMinnville
Lease Type:	

PROPERTY OVERVIEW

Opportunity for a single-tenant lease in a freestanding building with great visibility and parking, offering a chance to break into a growing retail market. The building is currently built out as a restaurant, with functioning commercial kitchen equipment.

The building is vacant and has a number of deferred maintenance items that need to be addressed prior to occupancy. Ownership is willing to be flexible on addressing deferred maintenance (depending on tenant credit), including but not limited to extensive free rent, tenant improvement dollars, delayed commencement.

LOCATION OVERVIEW

Located along the heavily trafficked OR-99W, with great signage and multiple points of access.

PROPERTY HIGHLIGHTS





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