

# King Taylor Business Center

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FOR LEASE

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COMMERCIAL REAL ESTATE SERVICES



# FOR LEASE

## King Taylor Business Center



### PROPERTY DESCRIPTION

The King Taylor Business Center offers spaces ideal for warehouse, office, showroom, or business-to-business locations. The project consists of 3 buildings totaling over 48,000 SF.

### PROPERTY HIGHLIGHTS

- Built to the highest construction standards within the industry
- Offers outstanding exposure on SE MLK Boulevard along with available signage on parapet wall visible on eastbound traffic on SE Morrison
- Each space was developed to highlight the individual identity to every tenant
- Solex Glass offers excellent natural lighting



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## King Taylor Business Center

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BUILDING 1



### ADDRESS

### TENANT

308 SE TAYLOR STREET	Kuker Ranke
310 SE TAYLOR STREET	AVAILABLE
316 SE TAYLOR STREET	Hilti
322 SE TAYLOR STREET	Platt Electric Supply

BUILDING 2



### ADDRESS

### TENANT

321 SE TAYLOR STREET	Rodda Paint Company
345 SE TAYLOR STREET	Guardian Game

BUILDING 3



### ADDRESS

### TENANT

313 SE YAMHILL STREET	First Choice Coffee
327 SE YAMHILL STREET	AVAILABLE
345 SE YAMHILL STREET	Door Dash Essentials



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### 310 SE TAYLOR STREET SUMMARY

Lease Rate:	\$2,985/mo NNN
Est. NNN's:	\$589/mo
Total Available SF:	1,790

Former Wells Fargo Business Bank, this space consists of 100% office space of two private offices, open bullpen, two ADA restrooms, and a breakroom.



### 310 SE TAYLOR STREET HIGHLIGHTS

- Designed to enhance individual tenant identity
- Off-street parking is available for tenants and customers.
- The building is constructed of quality pre-cast concrete with solex glass wall storefronts
- Office or retail use



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### 327 SW YAMHILL SUMMARY

Lease Rate:	\$5,845.00 per month (NNN)
Est. NNN's:	\$1,288 per month (\$0.263/SF)
Office:	1,000 SF on Two Stories
Total Available SF:	4,676 SF
Clear Height:	18'
Loading:	One Grade Level Door
Power:	240v/3 phase

### 327 SW YAMHILL HIGHLIGHTS

- Showroom on the first floor
- Second floor has two private offices
- Excellent wholesale showroom or business-to-business retail location
- Designed to enhance individual tenant identity
- Off-street parking is available for tenants and customers.
- The building is constructed of quality pre-cast concrete with solex glass wall storefronts





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## King Taylor Business Center



### LOCATION OVERVIEW

Located in the Central Eastside District of Portland, the site offers high exposure and visibility from the Morrison Bridge and Martin Luther King Jr. Boulevard. The site is located on the streetcar line and is walking distance of many restaurant and retail amenities.

Map data ©2023 Imagery ©2023, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO



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King Taylor Business Center was developed and constructed by Bruun Properties and Lorentz Bruun Construction, a third-generation family-owned general contracting business that started in 1947. This site was originally purchased in 1995 by Bruun with the assistance from Portland Development Commission. The idea was simple, job creation within the Central Eastside Industrial Sub-Market.

Platt Electric & Rodda Paint were the first two tenants in the development and they have been occupying the space ever since. At times, King Taylor Business Center was their top producing stores within their own portfolio of multiple locations.

Bruun developed the site as a long-term hold within their real estate portfolio. Building to the highest construction standards within the industry. It has been an exceptionally successful development for both the landlord & tenants.



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