

# The Dairy Building

2715 SE 8TH AVENUE, PORTLAND, OR 97202

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FOR LEASE

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COMMERCIAL REAL ESTATE SERVICES

# FOR LEASE

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## PROPERTY DESCRIPTION

Locally owned by Intrinsic Ventures, The Dairy Building offers unique, creative spaces with modern design in a historic industrial building.

## OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr NNN, \$18.00 First Year
Available SF:	450 - 3,340 SF
Lot Size:	2.5 Acres
Building Size:	46,834 SF



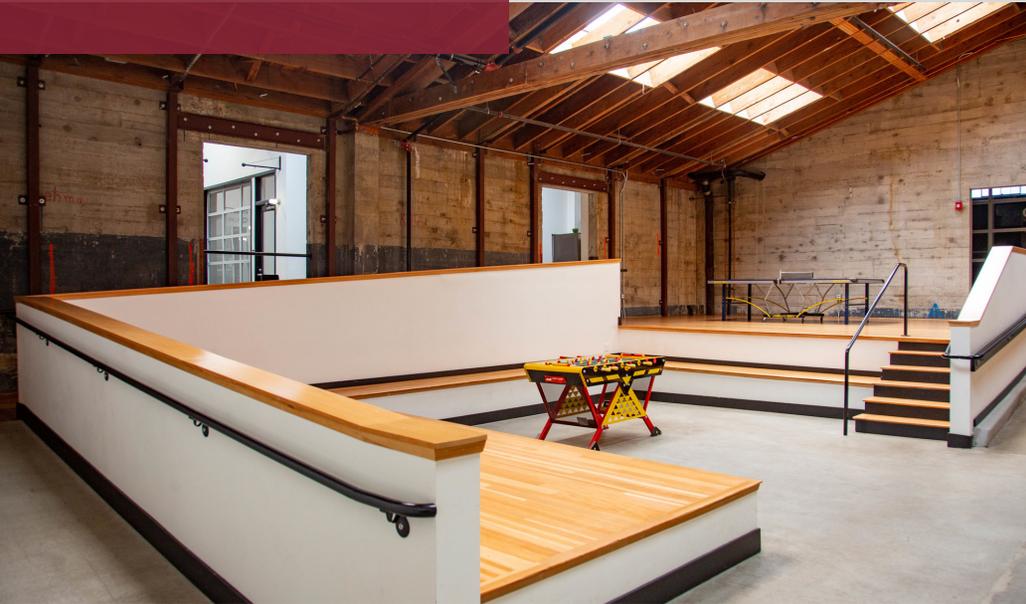
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## PROPERTY HIGHLIGHTS

- Dynamic common areas encourage collaboration
- Shared building kitchen, conference areas, multiple huddle rooms, and phone booths
- 22' ceilings with skylights throughout common areas and tenant spaces
- Kitchenettes in most suites
- Glass roll-up doors and relites create an open work environment
- Polished concrete floors
- Abundant vehicle parking and secure bike storage
- The Dairy Building has undergone full seismic upgrade with new roof and new mechanical systems, including separately metered electrical, LED lighting and fire sprinklers.



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SPACES	LEASE RATE	SPACE SIZE
Suite 100	\$21.00 SF/yr	3,027 SF
Suite 160	\$21.00 SF/yr	3,340 SF
Basement Studio 3	\$24.00 SF/yr	450 SF

### SPACE NOTES

- First year's lease rate shall be reduced \$3.00 SF, applicable to all suites except Basement Studio 3
- Lease rates for all suites are NNN. The basement studio rates are quoted on a gross basis



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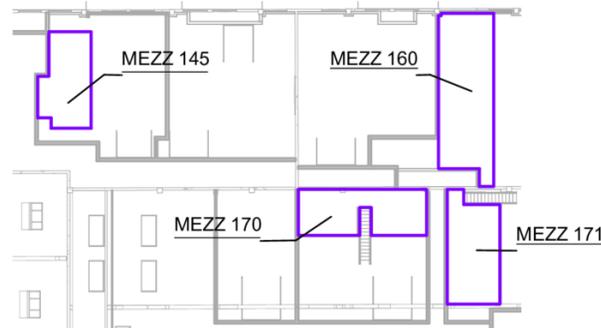
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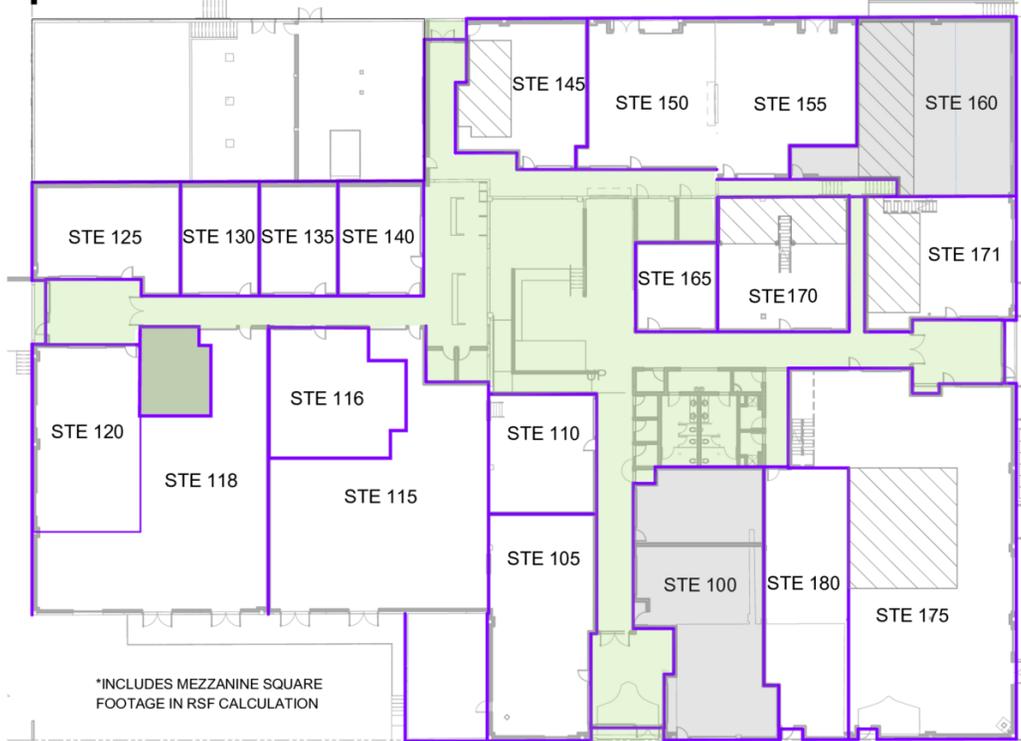
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## LEGEND

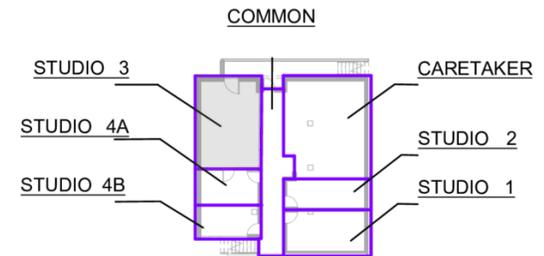
- Available
- Common Area



## 1 AREA - MEZZ



## 2 AREA - LEVEL 1



## 3 AREA - BASEMENT

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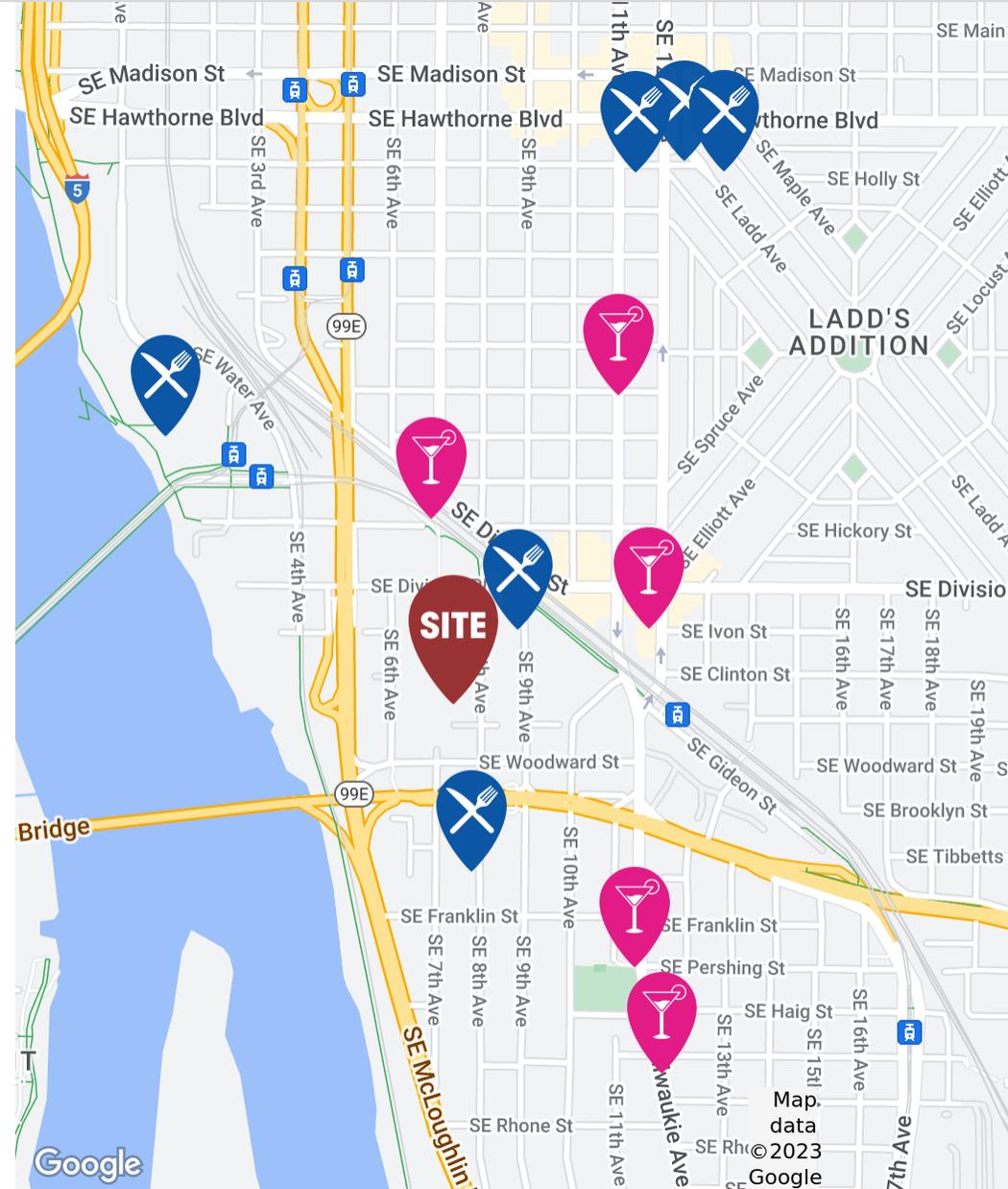


## LOCATION OVERVIEW

The Dairy Building is located in SE Portland's Hosford-Abernethy Neighborhood which offers residents an urban-suburban mix feel where most residents own their homes. There are also a number of restaurants, bars, coffee shops, and parks nearby.

Walk score - Very Walkable (89)

Transit score - Good Transit (69)



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